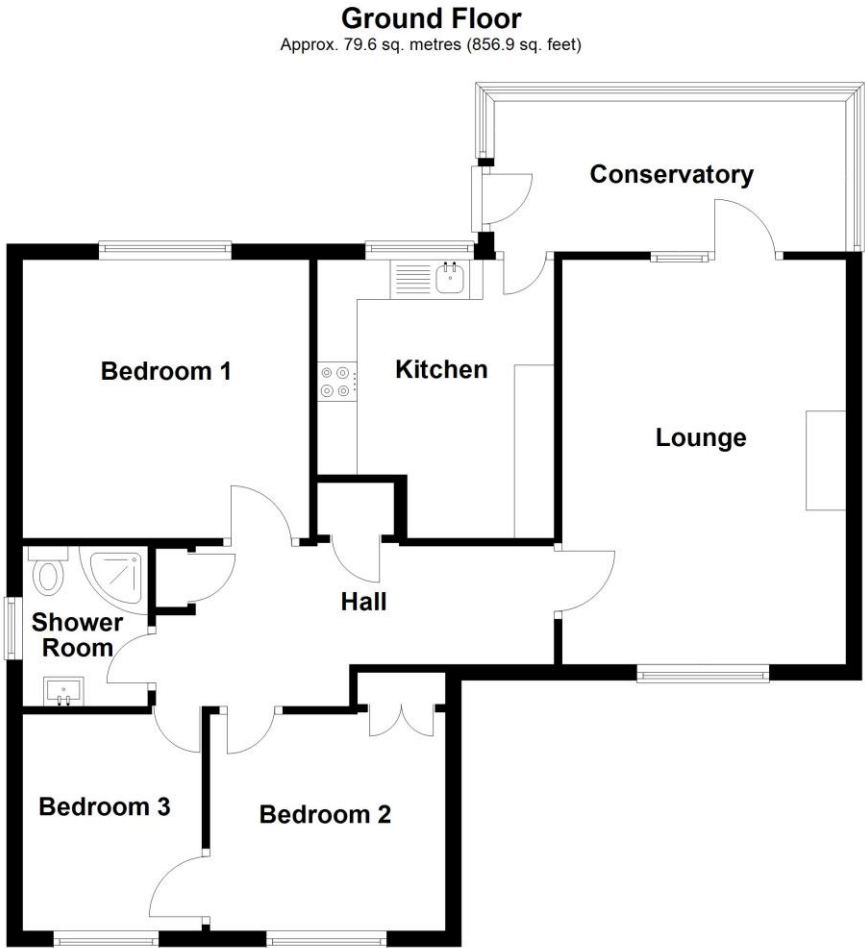


Little Hale Road, Great Hale, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 79.6 sq. metres (856.9 sq. feet)



31 Little Hale Road, Great Hale, Lincolnshire, NG34 9LH

£220,000 Freehold

This detached three-bedroom bungalow is located just a short walk away from Heckington, and offers well-proportioned accommodation throughout. The property is set back behind a lawned front garden with a pathway leading to the front entrance. The lounge is a good-sized room with modern flooring, a fireplace and a door opening into the conservatory, which provides additional living space overlooking the rear garden. The kitchen is fitted with modern units and work surfaces, integrated appliances and a door providing access to the Conservatory.

Detached Three Bedroom Bungalow | Short Walk To Heckington | Well Proportioned Accommodation | Spacious Lounge With Fireplace | Conservatory Overlooking Rear Garden | Modern Fitted Kitchen | Updated Shower Room | Enclosed Low Maintenance Garden | Detached Garage | Off Road Parking



Shower Room - 6'8" x 5'2" (2.03m x 1.57m)

Bedroom 1 - 11'10" x 11'6" (3.6m x 3.5m)

Bedroom 2 - 9'9" x 9' (2.97m x 2.74m)

Bedroom 3 - 9' x 7'5" (2.74m x 2.26m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

Agents Note- Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this. These images are artificially enhanced for marketing purposes. If you have any questions please contact us.



There are three bedrooms, all of reasonable size and finished in neutral décor, with the main bedroom benefiting from fitted wardrobes. The shower room has been updated and fitted with a modern suite including a walk-in shower, wash hand basin and WC.

The rear garden is enclosed and designed for low maintenance, with a combination of lawn, paving and gravelled areas. The property also benefits from a detached garage and off-road parking. Overall, the bungalow is well maintained and offers practical accommodation in a popular location.

ACCOMMODATION

Entrance Hall

Lounge - 16'9" x 11'9" (5.1m x 3.58m)

Kitchen - 11'6" x 9'9" (3.5m x 2.97m)

Conservatory - 13'9" x 6'3" (4.2m x 1.9m)

