

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 143.5 sq. metres (1544.6 sq. feet)



## 32 Chapel Lane, Little Hale, Lincolnshire, NG34 9BE

£350,000 Freehold

Tucked away in the peaceful village of Little Hale, this charming character cottage blends country style with modern comfort. The current owners have cared for and improved the home beautifully, creating a warm and flexible space that's perfect for family life.

Beautiful Character Cottage | Four Double Bedrooms | Four Reception Rooms | Two Log Burners | Shaker-Style Kitchen With Iroko Worktops | Utility Room And Ground Floor Cloakroom | En Suite To Master Bedroom | Enclosed Rear Garden With Patio And Lawn | Gated Driveway With Ample Parking | Peaceful Semi-Rural Village Setting





DESCRIPTION

The entrance porch opens into a welcoming hallway which leads through to four separate reception rooms, giving plenty of options for relaxing, entertaining or working from home. The main lounge has a lovely, homely feel with an exposed brick fireplace, log burner and solid oak mantle. The adjoining snug and dining room offer further cosy spaces, all finished in soft tones and filled with natural light.

The kitchen is fitted with cream shaker-style cabinets and solid Iroko wood worktops, complete with a Belfast sink and space for a Rangemaster-style cooker. A utility room and ground floor cloakroom add to the practicality, while the breakfast room at the rear features built-in window seating and French doors opening onto the garden – a great spot for morning coffee or casual family meals.

Upstairs, there are four comfortable double bedrooms, each full of character. The main bedroom has a vaulted ceiling with exposed beams, a built-in wardrobe and an en suite shower room. The family bathroom includes a corner bath and colourful tiling that adds a touch of charm and personality.

Outside, double gates open onto a block-paved driveway providing ample parking. The rear garden is enclosed and private, with a large patio for outdoor dining and a good-sized lawn bordered by mature shrubs and hedging. There’s also space for sheds and outdoor storage.

Little Hale is a friendly, semi-rural village surrounded by open countryside yet just a short drive from Sleaford and Heckington. It’s a lovely balance of village life and convenience and this character filled cottage is ready for someone new to call it home.



ACCOMMODATION

Lounge/Diner - 20'9" x 11'4" (6.32m x 3.45m)

Kitchen - 13'6" x 9'3" (4.11m x 2.82m)

WC - 5'11" x 4'5" (1.8m x 1.35m)

Utility Room - 5'11" x 4'11" (1.8m x 1.5m)

Dining Room - 14'11" x 9'7" (4.55m x 2.92m)

Snug - 13'5" x 11'6" (4.1m x 3.5m)

Bedroom 1 - 14'11" x 9'7" (4.55m x 2.92m)

En-suite

Dressing Room

Bedroom 2 - 11'5" x 10'7" (3.48m x 3.23m)

Bedroom 3 - 13'9" x 11'6" (4.2m x 3.5m)

Bedroom 4 - 10'6" x 9'3" (3.2m x 2.82m)

Bathroom - 10'6" x 5'11" (3.2m x 1.8m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C

