

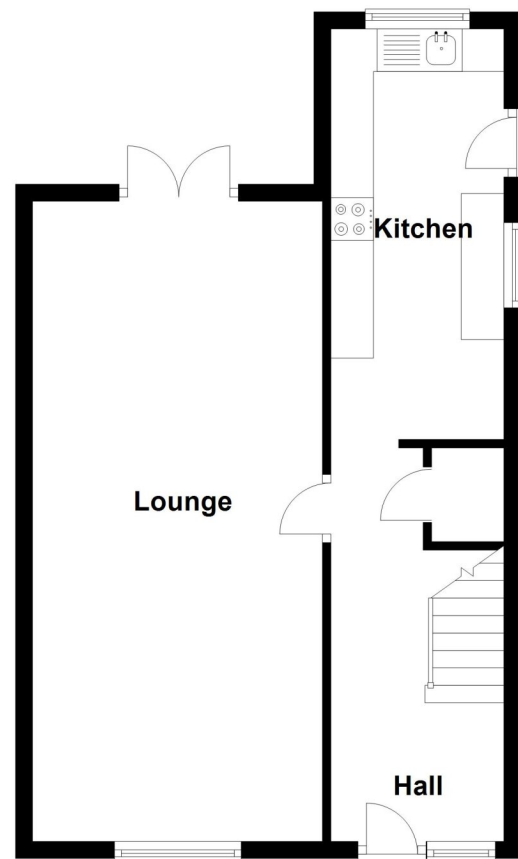
Main Road, Little Hale, Sleaford

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

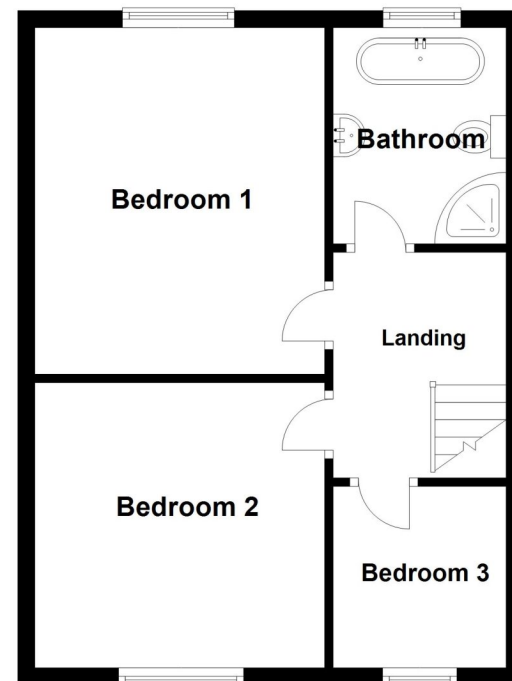
Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 sq. feet)



10 Main Road, Little Hale, Sleaford, Lincolnshire, NG34 9BA

£220,000 Freehold

A period detached home having been recently improved by the current owner with a new boiler, fitted kitchen and bathroom and offering a set back position in the small village of Little Hale.

PERIOD DETACHED HOME | RECENTLY IMPROVED BY CURRENT OWNER
| PRIVATE GARDEN | PLENTY OF OFF-ROAD PARKING | VILLAGE OF
LITTLE HALE



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See things differently.



See things differently.

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ACCOMMODATION

Entrance Hall - Glazed UPVC door in arched glazed transom fitment gives access to the entrance hall having wood effect flooring, understairs cupboard, radiator.

Lounge/ Dining Room - 24'8" x 11'2" (7.52m x 3.4m) being dual aspected with UPVC window to front aspect, UPVC French doors to rear aspect leading to garden, wood effect flooring, television point, radiator.

Kitchen - 15'10" x 6'8" (4.83m x 2.03m) UPVC windows to side and rear aspects, UPVC stable door to side aspect, being recently refitted with a country style range of base units with oak work surfacing over, composite sink, electric cooker point, built in dishwasher, space for washing machine and fridge/freezer, wood effect flooring.

Landing - Staircase rises from entrance hall to 1st floor landing having window to side aspect, loft access.

Bedroom 1 - 13'4" x 11'3" (4.06m x 3.43m) UPVC window to rear aspect, radiator.

Bedroom 2 - 11'3" x 9'7" (3.43m x 2.92m) UPVC window to front aspect, radiator.

Bedroom 3 - 8'5" x 7' (2.57m x 2.13m) UPVC window to front aspect, radiator.

Bathroom - Opaque glazed UPVC window to rear aspect, recently refitted with a 4 piece suite comprising free standing double ended bath, separate corner shower cubicle with twin head electric shower over, close coupled WC, vanity unit housing hand wash basin, chrome heated towel radiator, wood effect flooring and half height wall tiling.

Outside - The property is set back with an established front garden with a spacious lawn and mature shrubbery, to the side is a generous block paved driveway offering off street parking for 3 cars.

The rear garden is none over looked and principally laid to lawn with a concrete seating area and spacious block paved side area.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

