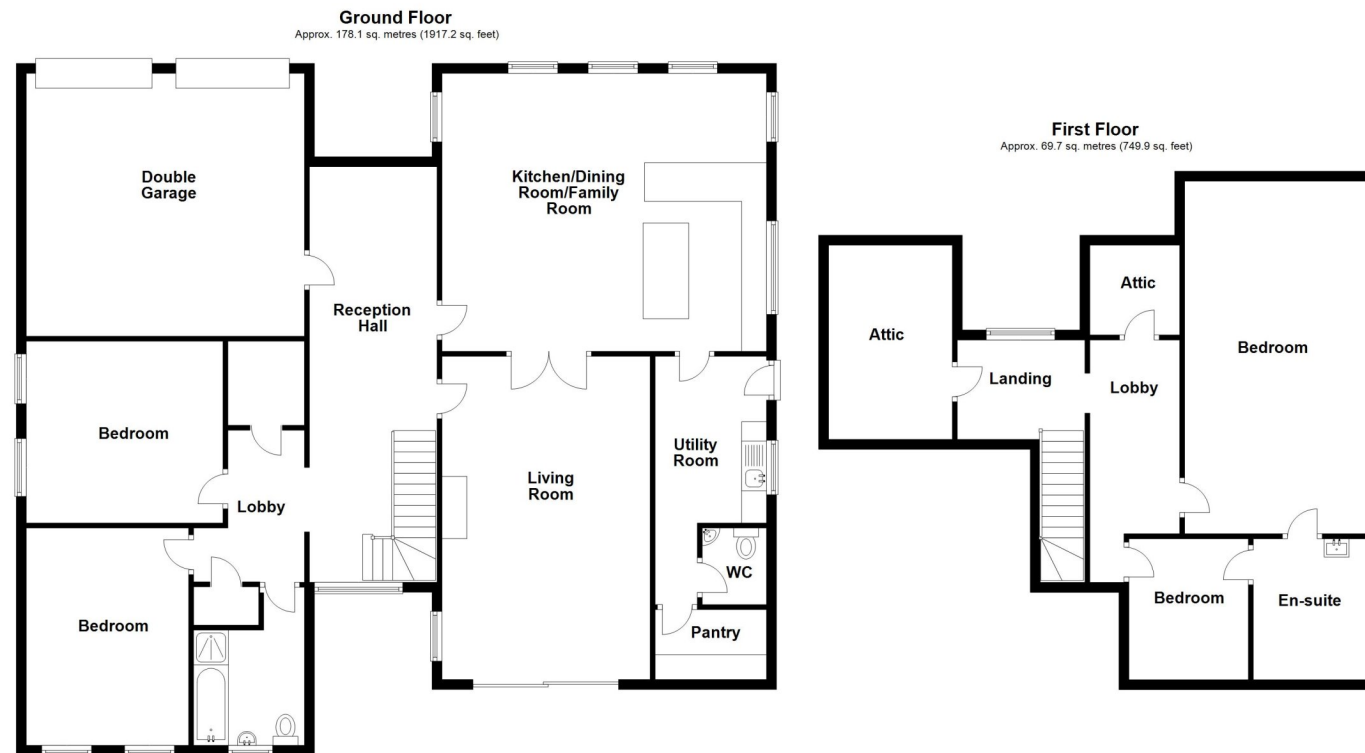


Parva Lodge, Main Road, Little Hale, Sleaford

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.



Parva Lodge, 19 Main Road, Little Hale, Sleaford, Lincolnshire, NG34 9BA

£469,950 Freehold

A unique and individual home in the village of Little Hale with generously proportioned and versatile accommodation comprising a large kitchen/living/ family room, utility room with pantry, two ground floor bedrooms and two 1st floor bedrooms with an en-suite shower room. outside is a spacious driveway and double garage and gardens to the side and rear elevations.

DETACHED HOUSE | 4 BEDROOMS | SPACIOUS DRIVEWAY | DOUBLE GARAGE | LARGE KITCHEN FAMILY LIVING ROOM | UTILITY ROOM WITH PANTRY | NO CHAIN



See things differently.



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ACCOMMODATION

Reception Hallway - Approached by a glazed UPVC door with two full height side windows the reception hallway has a picture window to rear aspect, staircase to 1st floor, air conditioning, tiled flooring.

Kitchen/Dining/Family Room - 21'5" x 18'4" (6.53m x 5.6m) Being a triple aspected light room with windows to front and both side aspects, fitted with a modern range of base and larder units with quartz work surfacing over, composite one and a half bowl sink, ceramic hob, eye level oven, built in fridge, island, wood effect flooring.

Utility Room - 11' x 7'4" (3.35m x 2.24m) UPVC window and door to side aspect, base units with bevel edged work top over, stainless steel sink, space for appliances, walk in pantry with fitted shelving, wood effect flooring.

Cloakroom - UPVC window to side aspect, fitted with a 2 piece suite comprising close coupled WC, corner wall mounted hand wash basin, heated towel radiator.

Living Room - 22'2" x 13'9" (6.76m x 4.2m) UPVC patio doors to rear aspect leading to garden, window to side aspect, ornate Adam style fireplace with log burner, television point, coving to ceiling.

Side Lobby - Having Storage cupboard, walk in cloak cupboard.

Bedroom - 12'2" x 12' (3.7m x 3.66m) Two UPVC windows to side aspect, electric storage heater.

Bedroom - 14' x 10' (4.27m x 3.05m) Two UPVC windows to rear aspect, wall mounted electric heater, coving to ceiling.

Bathroom - UPVC window to rear aspect, fitted with a 4 piece suite comprising panelled bath, separate shower cubicle with electric shower, close coupled WC, pedestal hand wash basin, ceramic tiled flooring, heated towel radiator.



Landing - Staircase rises from reception hallway to 1st floor landing with UPVC window to front aspect, access to attic room.

Side Lobby - Having access to spacious linen store.

Bedroom - 23'3" x 11'9" (7.09m x 3.58m) UPVC window to front aspect, eaves storage, fitted with a generous range of bedroom furniture comprising wardrobes, dressing table, bedsides and drawers, wall mounted electric heater.

En-Suite - Having velux style roof light, fitted with a 4 piece suite comprising corner shower cubicle, close coupled WC, bidet, hand wash basin, heated towel radiator, ceramic tiled flooring.

Bedroom - 11'7" x 8'5" (3.53m x 2.57m) Velux style roof light, wall mounted electric heater, coving to ceiling.

Outside - The property boasts a rural village location and is fronted with a gravelled driveway offering off street parking for numerous vehicles leading to the integral double garage 18'4" x 17'2" having 2 electric roller doors to front aspect, personal door to reception hallway, light and power.

The gardens extend to the front side and rear of the property and are established lawns, shrub and flower beds and fenced and hedged to all aspects.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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