



10 KINGS LANE, GREAT HALE, SLEAFORD, LINCOLNSHIRE, NG34 9LB

£240,000 FREEHOLD

Winkworth are delighted to offer for sale this Three Bedroom Semi-Detached driveway sat at the bottom of a driveway away from the road, benefitting from a corner plot. The garden is a fantastic size and wraps around the whole of the property, and there may be the possibility of gaining planning permission, which was previously granted to the current owner, but this will be subject to any new necessary consents. The garage is also a great size, extending to approximately 25'1 x 12'4, making it an ideal size for workshop, with access from the Kitchen. The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Family Bathroom, Three Well Proportioned Bedrooms and a Garage.

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ACCOMMODATION

Entrance Hall

Lounge - 15'5" x 11'6" (4.7m x 3.5m)

Kitchen/Diner - 15'5" x 11'9" (4.7m x 3.58m)

Family Bathroom - 5'9" x 5'7" (1.75m x 1.7m)

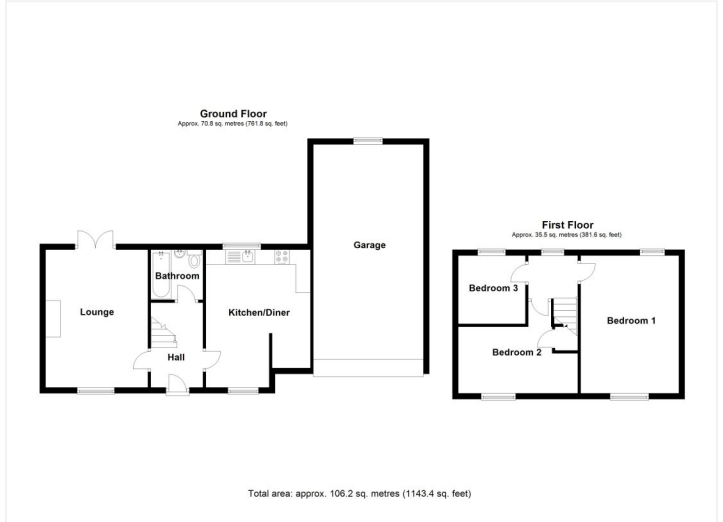
Bedroom One - 15'5" x 8'9" (4.7m x 2.67m)

Bedroom Two - 12'1" x 9'3" (3.68m x 2.82m)

Bedroom Three - 8'3" x 7'8" (2.51m x 2.34m)

Garage - 25'1" x 12'4" (7.65m x 3.76m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			106
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

- LARGE CORNER PLOT
- TUCKED AWAY POSITION
- WRAP AROUND GARDENS
- POTENTIAL BUILDING PLOT SUBJECT TO PLANNING
- GARAGE & PARKING
- IDYLIC VILLAGE SETTING



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