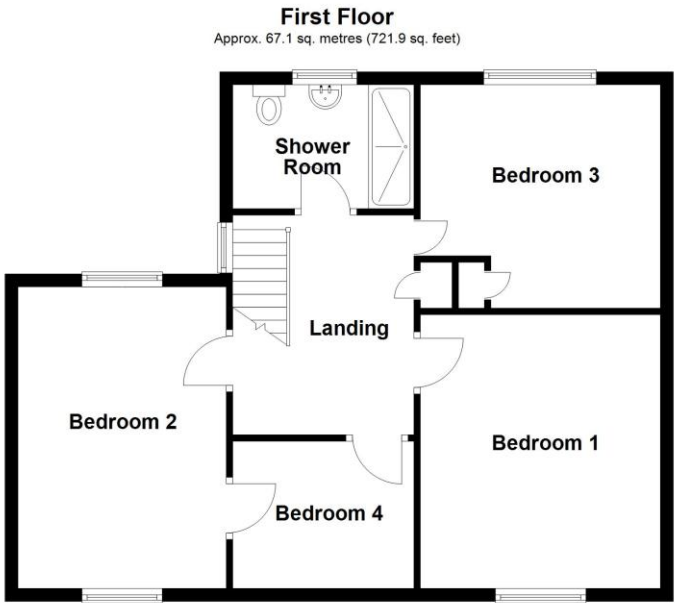
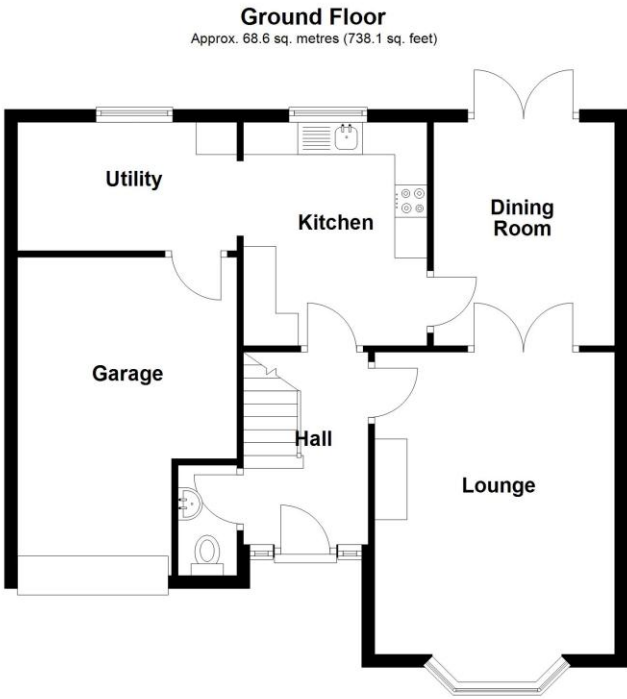




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 135.6 sq. metres (1459.9 sq. feet)



17A, Fen Road, Little Hale, Lincolnshire, NG34 9BD

£350,000 Freehold

Situated on Fen Road in the charming village of Little Hale, just outside the well-served village of Heckington, this substantial detached family home offers spacious accommodation and a generous plot in a peaceful rural setting. Approached via a block-paved driveway with ample parking and an integral garage, the property is well set back from the road and enjoys an attractive frontage.

Spacious Detached Family Home | Four Bedrooms With Flexible Layout | Potential For En-Suite Or Dressing Room | Modern & Stylish Shower Room | Generous Driveway And Integral Garage | Large, Private Rear Garden | Field Views To The Rear | Peaceful Village With Nearby Amenities



DESCRIPTION

The entrance hall leads to a bright and comfortable lounge, complete with a bay window and an eye-catching brick-built fireplace, which opens into the dining room where French doors open onto the rear garden. The kitchen is well-appointed with ample storage and workspace, complemented by a useful utility/sitting area.

Upstairs, the home offers four well-proportioned bedrooms, with the fourth providing excellent potential to be converted into an en-suite or dressing room if desired. The modern shower room is stylishly finished with a walk-in shower, low level w/c and a hand wash basin.

The property’s rear garden is a true highlight, offering a high degree of privacy, principally laid to lawn with established trees, shrubs, and multiple seating areas. For those with a passion for gardening, there is also a vegetable patch, greenhouse, and sheds, as well as open countryside views to the rear. A large patio area provides the perfect setting for enjoying those views.

This is a rare opportunity to buy a versatile and well-maintained home in a sought-after village location, with easy access to the amenities of Heckington and surrounding areas.



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 15'4" x 12'2" (4.67m x 3.7m)

Kitchen - 11'4" x 9'4" (3.45m x 2.84m)

Dining Room - 11'4" x 9'2" (3.45m x 2.8m)

Utility Room - 8'2" x 6'6" (2.5m x 1.98m)

Bedroom 1 - 13'11" x 12' (4.24m x 3.66m)

Bedroom 2 - 15'4" x 10'7" (4.67m x 3.23m)

Bedroom 3 - 11'4" x 12 (3.45m x 12)

Bedroom 4 - 9'2" x 7;6 (2.8m x 7;6)

Shower Room - 9' x 6'4" (2.74m x 1.93m)

Garage - 16'2" x 12'10" (4.93m x 3.9m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

