

***FEN ROAD,
LITTLE HALE, NG34 9BD***



£200,000

Having undergone a scheme of improvements including a new Kitchen, new Bathroom, full redecoration and new carpets and offered to the market with No Onward Chain, a spacious Three Bedroom Semi Detached House, located in this quiet village with a large South Facing Garden with view over countryside to the front and rear. The property further benefits from Air Source Heat Pump Central Heating and Double Glazing and the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Kitchen, Lean-To Conservatory, Three Bedrooms and Family Bathroom. Outside, a drive provides Ample Parking and there is a brick built outbuilding in the rear garden. To fully appreciate the standard of accommodation available and its peaceful setting, viewing of this property is strongly recommended.

Location:

Little Hale is a small hamlet between the larger villages of Heckington and Helpringham both of which have amenities to cater for most day to day needs including good rail connections to Sleaford and Boston from Heckington which also has amenities including two pubs, primary school, Doctor's surgery, pharmacy and Post Office.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington and proceed into the village. Continue into the High Street and turn right after the Co-Op into Station Road. Continue along this road and proceed through the village of Great Hale and enter Little Hale. Take the first turning on the left into Fen Road and follow the road as it bears to the right and left. The property is located on the right hand side as indicated by our 'For Sale' board.

A solid Oak porch with lighting leads to the double glazed door providing access to the Entrance Hall having smoke alarm and radiator.

Cloakroom:

Having vanity hand washbasin, close coupled w.c and radiator.

Kitchen: 3.58m (11'9") x 3.38m (11'1")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset ceramic sink with mixer tap, integrated electric double oven, inset four ring induction hob with stainless steel cooker hood over, integrated fridge and freezer, integrated wine chiller, breakfast bar, plinth lighting, understairs store cupboard, radiator and double glazed rear entrance door.

Lean-To Conservatory: 4.09m (13'5") x 2.03m (6'8")

Having space and plumbing for washing machine and French doors to the rear garden.

Lounge: 4.80m (15'9") x 3.48m (11'5")

Having dual aspect windows, picture rail and two radiators.

Stairs from the Entrance Hall provide access to the **First Floor Landing** having smoke alarm.

Bedroom 1: 3.58m (11'9") x 2.95m (9'8") max

Having picture rail, hanging rail, over stairs storage cupboard and radiator.

Bedroom 2: 3.17m (10'5") x 3.07m (10'1") max

Having picture rail, over stairs storage cupboard, airing cupboard, loft access and radiator.

Bedroom 3: 2.54m (8'4") x 2.31m (7'7")

Having picture rail and radiator.

Bathroom:

Having close coupled w.c., vanity hand washbasin with mixer tap, panelled bath with pillar taps and radiator.



Cloakroom



Kitchen



Further Aspect



Lounge



Bedroom 1

Outside:

A concrete drive provides Parking for several vehicles, and the remainder of the front garden is laid to lawn and enclosed by hedging. The Rear Garden is predominantly South facing and is larger than average, and has a large lawn area perfect for a family, with patio area around the lean-to conservatory and various water butts, all enclosed by timber fencing. There is a brick built outbuilding with plumbing for a high level w.c.



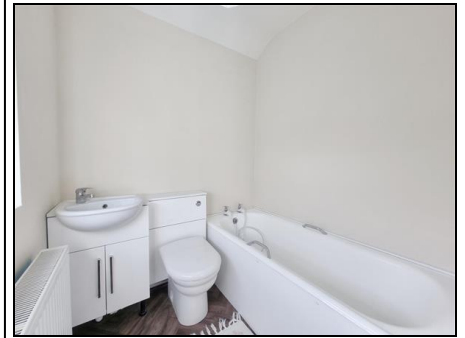
TOTAL FLOOR AREA - 832 sq.ft. (77.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2



Bedroom 3



Bathroom



Rear Garden



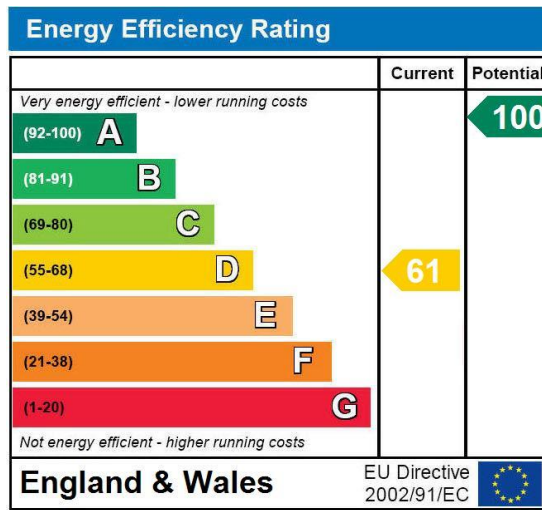
Further Aspect



View To Rear



View To Front



Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 16/9/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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