

***CHAPEL LANE,
LITTLE HALE, NG34 9BE.***



£300,000

With the advantage of No Forward Chain and located in the small hamlet of Little Hale, an Individual, Detached Family Home with a high specification and boasting Solid Oak Flooring, a custom made Shaker style Dining Kitchen, Enclosed Rear Gardens, Garage and Ample Parking. The property benefits from Oil Central Heating and Double Glazing to full accommodation comprising Reception Hall, Lounge with inglenook fireplace, Dining Kitchen with custom made units, Ground Floor Cloakroom, Utility Room whilst to the first floor there are Four Double Bedrooms, three with built-in wardrobes, an En-Suite to the master bedroom and large Family Bathroom. The Rear Gardens are fully enclosed and provide a high degree of shelter and privacy. Early viewing of this substantial property is highly recommended to appreciate the size and standard of accommodation available and its idyllic setting.

Location:

Little Hale is a small hamlet between the larger villages of Heckington and Helpingham 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 school, Doctor's surgery and Post Office.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington. Continue through the village and at the crossroads turn right into Station Road. Continue through the village of Great Hale and proceed towards Little Hale. Once in the village take the second turning on the right into Chapel Lane and the property is located on the left hand side.

Reception Hall: 6.50m (21'4") x 2.84m (9'4") narrowing to 2.13m (7'0")

Having Oak flooring with under floor heating, Oak staircase to the first floor and coved ceiling.

Cloakroom:

Having a period style suite comprising low level w.c, pedestal hand washbasin, Oak flooring and coved ceiling.

Lounge: 6.50m (21'4") x 3.81m (12'6")

Having feature exposed brick fireplace with concealed lighting housing the multi-fuel stove, double glazed French doors to the rear garden, t.v. aerial point and coved ceiling.

Dining Kitchen: 7.11m (23'4") x 3.94m (12'11")

Having bespoke hand made Shaker style wall and base units with solid oak worktop, central island to match with breakfast bar and storage, tiled splashbacks, space for Range cooker, Oak flooring, 1½ bowl single drainer ceramic sink with monobloc tap, space for fridge freezer, integrated dishwasher, French doors to the rear garden, two further side windows and coved ceiling.

Utility Room: 3.56m (11'8") x 3.07m (10'1")

Having range of wall and base units, fitted worktop, inset sink with monobloc tap, double glazed rear entrance door, space and plumbing for automatic washing machine, Oak flooring, coved ceiling and door to garage.

An Oak staircase provides access to the **First Floor Landing** having radiator and loft access.

Master Bedroom: 3.86m (12'8") x 3.63m (11'11")

Having built-in double wardrobe, radiator and t.v aerial point.

En-Suite:

Having separate shower cubicle with mains fed shower, pedestal hand washbasin, low level w.c, tiled splashbacks, shaver point, Oak flooring, radiator and velux roof light.



Reception Hall



Cloakroom



Lounge



Fireplace



Dining Kitchen

Bedroom 2: 4.29m (14'1") x 3.94m (12'11")

Having built-in double wardrobe, t.v. aerial point and radiator.

Bedroom 3: 5.26m (17'3") x 3.76m (12'4")

Having velux roof light, built-in double wardrobe with further single cupboard, radiator and telephone point.

Bedroom 4: 4.52m (14'10") x 2.74m (9'0") narrowing to 2.06m (6'9")

Having velux roof light, radiator and t.v. aerial point.

Bathroom: 3.89m (12'9") x 2.16m (7'1")

Being half panelled and having bath with Victorian style mixer tap and shower attachment, separate fully tiled shower cubicle with mains fed unit, low level w.c, custom made hand washbasin on period style table fitment, extractor fan, Oak flooring and radiator.

Outside:

The property has a block paved drive providing **Ample Parking** and approaching the **Integral Garage 5.00m (16'5") x 3.28m (10'9")** having up and over door, personal door to the utility room, light and power points and housing the oil boiler. The **Rear Gardens** are particularly well enclosed and have a large patio area accessed from the lounge and kitchen, lawn, borders and an outside light and cold water tap are fitted.



Dining Area



Utility Room



Master Bedroom



En-Suite



Bedroom 2



GROUND FLOOR
APPROX. FLOOR
AREA 1062 SQ.FT.
(98.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 998 SQ.FT.
(92.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2060 SQ.FT. (191.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 3



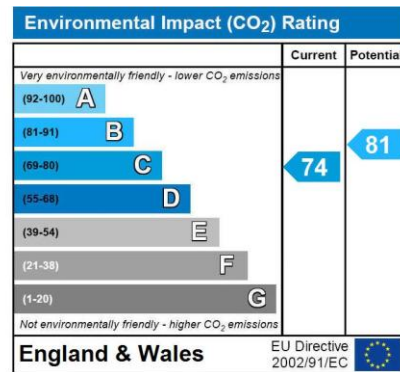
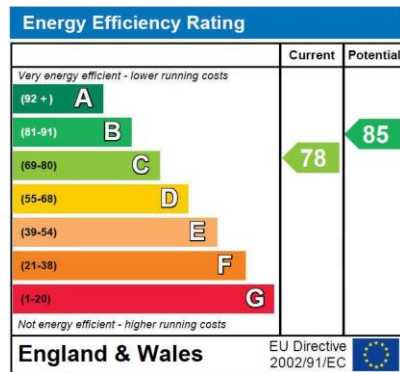
Bedroom 4



Bathroom



Rear Garden



Agents 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 21/11/18

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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