

***CHURCH STREET,
GREAT HALE, NG34 9LF***



£345,000

Early viewing is essential to appreciate the size of accommodation available in this much larger than average Extended Four Bedroom Semi Detached House located within a non estate position with views towards the village Church. The gardens extend to approximately 0.22 of an acre and form a superb and tranquil retreat with many areas of interest. The full accommodation comprises Entrance Hall, Lounge, Dining Room, Study/Living Room, 12'5 x 11'11 kitchen, Utility Room, Ground Floor Shower Room, 13'6 Conservatory with lantern style roof light, Four Good Size Bedrooms and family Bathroom. There is Ample Parking and the property benefits from Gas Central Heating and Double Glazing. The gardens are much larger than similar properties and need to be viewed for full appreciation.

Location:

Great Hale is a small village on the outskirts of Heckington which has amenities to cater for most day to day needs including a school, Doctor's surgery and Post Office as well as having good rail connections to Sleaford and Boston.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington. Continue into the village, past the village green and at the crossroads turn right into Station Road. Continue out of the village and upon entering Great Hale follow the road as it bears to the left and right before turning left into Church Street. The property is located on the right hand side.

Entrance door provides access to the **Hall** having double radiator, dado rail and thermostat.

Lounge: 4.01m (13'2") x 3.99m (13'1")

Having stove set within fireplace, double radiator, picture rail, three wall light points and shelves as fitted.

Dining Room: 3.99m (13'1") x 3.99m (13'1")

Having brick fireplace with stove and double radiator.

Living Room/Study Area: 3.25m (10'8") x 2.90m (9'6") and 1.88m (6'2") x 1.63m (5'4")

Having cast fireplace, laminate floor and double glazed door to garden. An arch provides access to the:

Kitchen: 3.78m (12'5") x 3.63m (11'11")

Being re-fitted and having an extensive range of wall and base units, worktop, tiled splashbacks, enamel 1½ bowl single drainer inset sink with monobloc tap, wine rack, tiled floor, inset five ring gas hob, cooker hood, eye level double oven, double radiator, exposed brickwork and integral fridge freezer.

Utility Room: 2.87m (9'5") x 2.44m (8'0")

Having wall mounted combination boiler, wall and base units, worktop, single bowl single drainer sink with monobloc tap, plumbing for washing machine and dishwasher, ceramic tiled floor, double radiator and double glazed door.

Shower Room:

Having full and half tiling, double wet room style shower, corner hand washbasin with mixer tap, low level w.c, ladder style towel radiator, extractor fan and ceramic tiled floor.

Conservatory: 4.11m (13'6") x 2.90m (9'6")

Having double radiator, lantern style roof light and French doors to garden.

Stairs from the hall provide access to the **First Floor Landing** having loft access, dado rail and radiator.

**Hall****Lounge****Dining Room****Living Room/Study Area****Kitchen**

Bedroom 1: 4.01m (13'2") x 3.99m (13'1")

Having radiator and coved ceiling.

Bedroom 2: 3.99m (13'1") x 3.99m (13'1")

Having radiator and coved ceiling.

Bedroom 3: 3.63m (11'11") x 3.33m (10'11")

Having radiator.

Bedroom 4: 2.69m (8'10") x 1.96m (6'5")

Having radiator and built-in wall units.

Bathroom:

Being fully tiled and having bath with Victorian style mixer tap and shower attachment, vanity hand washbasin, low level w.c, separate shower with electric unit and chrome towel radiator.

Outside:

*The extensive gardens to the front of the property are laid mostly to gravel for ease of maintenance with a further large gravelled drive to the side providing **Parking** for a number of vehicles. Large double opening gates provide access to the **Extensive Rear Garden** which is fully enclosed with further gravelled parking areas adjacent to the property. Adjacent to this area is a paved patio/parking area with a further full length patio with a further patio area adjacent to the conservatory providing access to the main garden area. The garden is laid mostly to lawn with various shaped, well stocked borders, raised planters, gravelled area, and to the rear of the garden are raised borders. A **Summer House** and **Garden Shed** are included and the gardens enjoy views towards the village church and a cold water tap is fitted.*



Further Kitchen Aspect



Utility Room



Shower Room



Conservatory



Landing



Bedroom 1



Bedroom 2



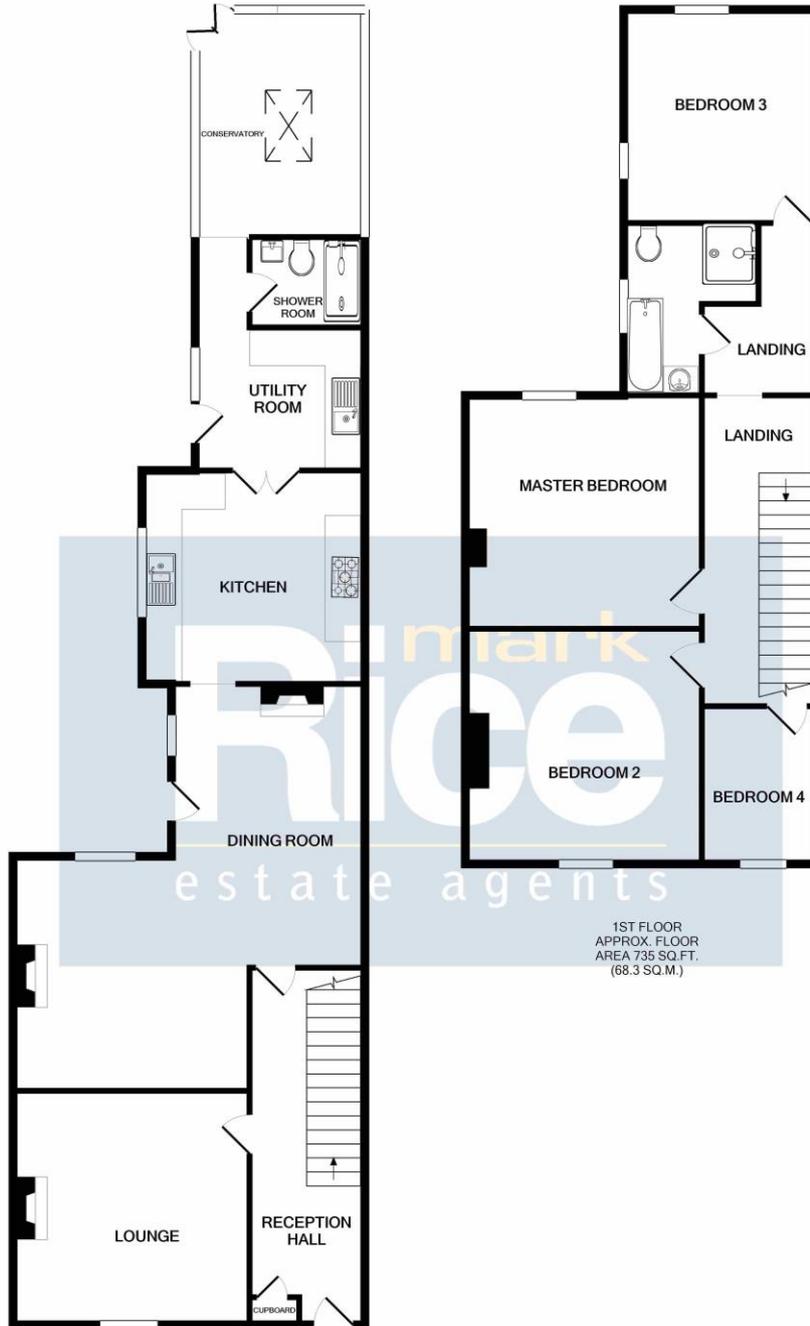
Bathroom



Rear Garden



Further Garden Pictures



GROUND FLOOR
APPROX. FLOOR
AREA 1003 SQ.FT.
(93.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1738 SQ.FT. (161.5 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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- 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 29/3/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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