



**Connells**

Hall Park  
Great Hale Sleaford



## Property Description

Connells are pleased and excited to bring to the market this deceptively spacious detached bungalow on a generous plot with extensive driveway and integral double garage with electric door. The property is well maintained offering two double bedrooms, a study/optional third bedroom, re-fitted shower room, another traditional three-piece bathroom, lounge/dining room, conservatory, kitchen and hallway. Other features include gas fired central heating and UPVC double glazing.

Outside, you will discover a large and delightful garden including summerhouse, workshop and greenhouse. Mainly laid to lawn with borders and also providing access to the Fully Useable Workshop with power supply and plenty of storage space, greenhouse and a Summer House which the vendors inform us is often used as an additional guest room. To the centre of the garden is a pond with bridge over and well stocked borders to each side with pergola which also provides access to the further lawn area with an abundance of fruit trees and bushes. The attached double garage has an electric up and over door, door to rear garden, plumbing for automatic washing machine, light and power points, loft storage. Viewing is highly recommended to fully appreciate the space and privacy offered by this property.

Great Hale is an expanding rural community situated some 6 miles east of the Market town of Sleaford and close to the village of Heckington with its excellent facilities including train services to Sleaford and Boston

## Agent Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

With doors leading to the lounge/diner, two bedrooms, study/bedroom three and the shower room.

## Lounge

Double glazed window to the front and side, two radiators, electric fire and carpet.

## Dining Room

Double glazed window to the side, radiator and carpet.

## Kitchen

Double glazed window to the side, range of wall and base units with worktop, stainless steel sink and a dishwasher,

## Conservatory

With windows to three side, door leading to the rear garden and the study / bedroom three, brick base and tiled flooring.

## Study / Bedroom Three

With patio doors leading the conservatory, carpet and a radiator.

## Bedroom One

Double bedroom, double glazed window to the rear, carpet and a radiator.

## Bathroom

Double glazed window to the rear, p-shape bath, spotlights to the ceiling, W.C, wash hand basin and a radiator.

## Bedroom Two

Small double, double glazed window to the front, carpet and a radiator.

## Shower Room

Double glazed window to the rear, tiled flooring, W.C, wash hand basin, large shower and a radiator.









Total floor area 127.2 m<sup>2</sup> (1,369 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/GRM309464](http://connells.co.uk/Property/GRM309464)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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