



The Bowling Green, Main Road, Little Hale Sleaford NG34 9BA

welcome to

The Bowling Green, Main Road, Little Hale Sleaford

Packed with character and original charm, this substantial detached village home offers spacious and versatile accommodation on a generous plot. Featuring multiple reception rooms, a stunning loft room, ample parking and endless potential, this is a rare opportunity not to be missed



Entrance Hall

Having understairs storage, radiator and original tiled flooring.

Snug

Featuring an open fire, radiator, tiled flooring and two windows to the side.

Cloakroom

Fitted with a wash hand basin, WC and radiator.

Lounge

Featuring a log burner, original brick wall, radiator, TV point, tiled flooring and window to the front.

Dining Room

Having a dual fuel log burner, radiator, wood flooring and bay window to the front.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, sink, Range style cooker, integrated dishwasher, radiator, tiled flooring, window and stable door to the rear.

Utility

Having wall units, sink, radiator, tiled flooring and window to the rear.

Sunroom

There is a radiator, tiled flooring, doors to the side and rear and further stable door to the side.

First Floor Landing**Bedroom One**

There is an open brick-built fireplace, wood flooring, radiator and window to the front.

Bedroom Two

Having an open fire, radiator, wood flooring and window to the front.

Bedroom Three

There is wood flooring, radiator and window to the rear.

Bedroom Four

Having a radiator, window to the side and stairs to the:

Loft Room

Having velux style window.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, tiled flooring and window to the side.

Outside

To the side of the property there is a gravelled driveway providing parking for three vehicles.

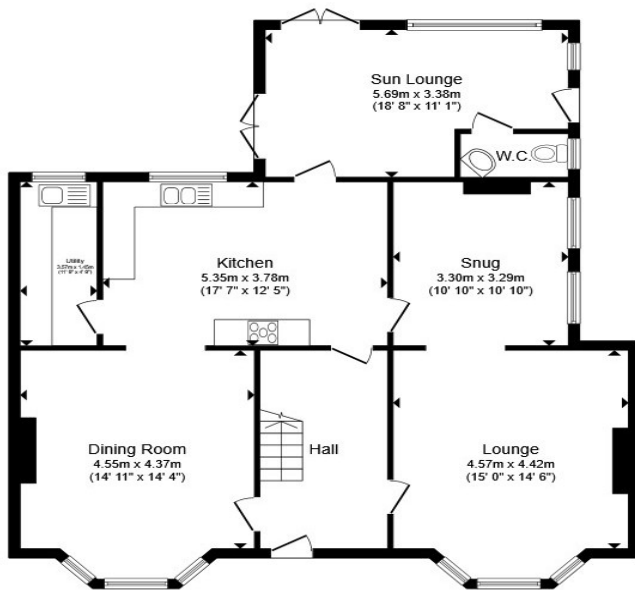
Rear Garden

The large enclosed rear garden has a patio area, fruit trees and two wells.

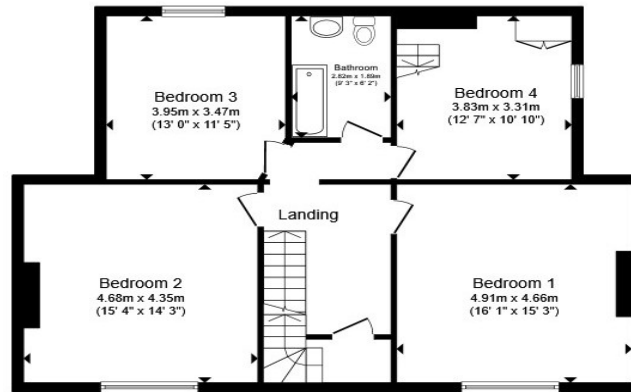


view this property online williamhbrown.co.uk/Property/SNH112798

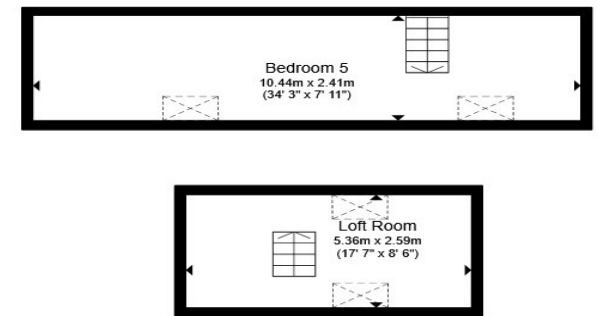




Ground Floor



First Floor



Second Floor

Total floor area 239.2 m² (2,575 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

welcome to

The Bowling Green Main Road, Little Hale Sleaford

- Georgian home full of character!
- Driveway to the side and large rear garden
- Four reception rooms
- Five double bedrooms
- Full of potential

Tenure: Freehold EPC Rating: F

Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112798



Property Ref:
SNH112798 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34
7TA



williamhbrown.co.uk