



25 LITTLE HALE ROAD, SLEAFORD, LINCOLNSHIRE, NG34 9LH OFFERS OVER £182,000 FREEHOLD

Winkworth are delighted to offer for sale this lovely Two Bedroom Detached Bungalow offering well-proportioned accommodation throughout. To the front of the property there is a spacious lawned area with pathway leading to the rear garden, which is non-overlooked and principally laid to lawn, with numerous plants and hedging, and fencing to all aspects. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Lean to Sun Room, Two Bedrooms and a Shower Room. The property benefits from a recently refitted Shower Room and a detached garage to the rear.

Sitting just on the edge of Heckington, the property is close to numerous amenities including a Co-Op, railway station, reputable doctors surgery, pubs and many more.

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

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ACCOMMODATION

Entrance Hall

Lounge - 17' x 10'8" (5.18m x 3.25m)

Dining Room - 11' x 7'10" (3.35m x 2.4m)

Kitchen - 11' x 8'8" (3.35m x 2.64m)

Lean to - 9'3" x 7'11" (2.82m x 2.41m)

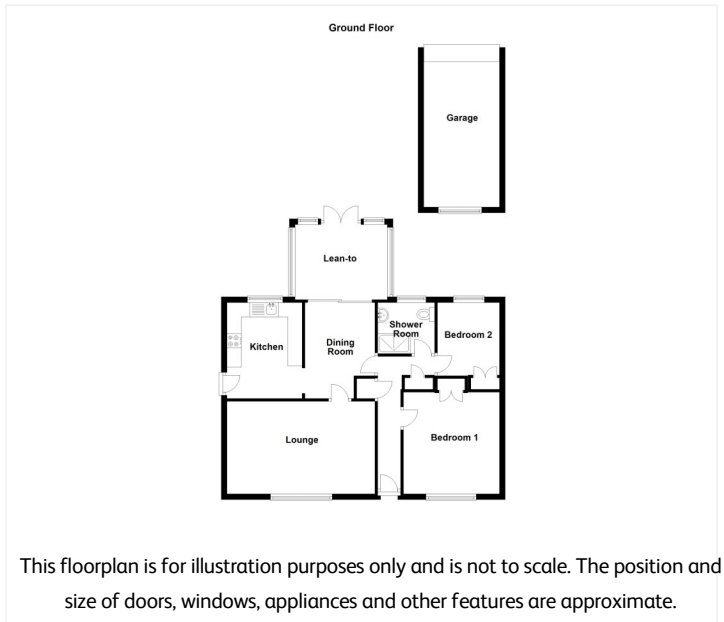
Bedroom One - 11'11" x 10'11" (3.63m x 3.33m)

Bedroom Two - 9' x 8'8" (2.74m x 2.64m)

Shower Room - 7' x 5'6" (2.13m x 1.68m)

- *No Chain*
- *Two Double Bedrooms*
- *Well Proportioned Accommodation*
- *Detached Garage*
- *Close Proximity to Heckington*
- *Generously Sized Front & Rear Gardens*
- *Gas Central Heating*
- *UPVC Double Glazing*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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