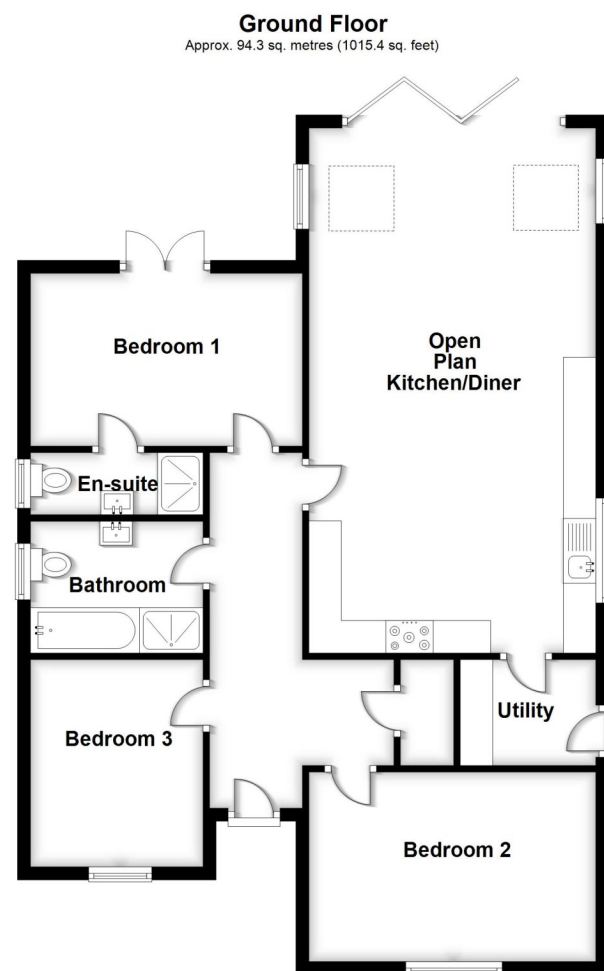


The Gables, Great Hale, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	82	
(69-80) C		
(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	



Total area: approx. 94.3 sq. metres (1015.4 sq. feet)



8 The Gables, Great Hale, Sleaford, Lincolnshire, NG34 9XD

£385,000 Freehold

Winkworth are thrilled to present this breathtaking, immaculately maintained Three Bedroom Detached Bungalow, only a few years old and finished to a very high specification.

High Specification Bungalow | Bespoke Kitchen | Vaulted Ceilings in Kitchen | Three Double Bedrooms | Bi-Folding Doors Onto The Garden | Block Paved Driveway With Ample Parking | Spacious Rear Garden | Village Location | Non-Overlooked | Select Development

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Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

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DESCRIPTION

This exceptional property features a vaulted ceiling in the Kitchen/Dining Room with velux windows and bifolding doors that flood the rooms with natural light., complemented by a bespoke solid wood Kitchen with quartz countertops.

One of the standout features is the Bi-Folding doors from the Kitchen that open onto a paved patio area. The rear garden is spacious and non-overlooked an is ideal for entertaining and leads to a generous lawn perfect for children or pets to enjoy. The property also includes a block-paved driveway with ample off-street parking leading to the detached garage which has an electric up and over door and personnel door.

The accommodation includes an Entrance Hall, Open Plan Kitchen/Dining/Living Area, Utility Room, Three Double Bedrooms, an En-Suite to the Master, and a Family Bathroom.

A viewing is highly recommended to fully appreciate the superb quality of this remarkable home.

ACCOMMODATION

Entrance Hall

Open Plan Kitchen/Dining/Living Area - 26'6" x 14'6" (8.08m x 4.42m)

Utility Room - 6'10" x 5'4" (2.08m x 1.63m)

Bedroom One - 13'9" x 8'9" (4.2m x 2.67m)

En-Suite Shower Room



Bedroom Two - 14'6" x 9'7" (4.42m x 2.92m)

Bedroom Three - 10'6" x 8'9" (3.2m x 2.67m)

Family Bathroom

Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C