



Pygott
& Crone

13 Orchard Close
Great Hale, Sleaford, Lincolnshire, NG34 9JB

Guide Price
£165,000

2 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- No onward chain
- Quiet cul de sac location
- Convenient for amenities in Heckington
- Long block paved drive & garage
- Enclosed, private rear garden
- Gas central heating, UPVC double glazing
- Well maintained but opportunity to update
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 13 Orchard Close, Great Hale, Sleaford, Lincolnshire, NG34 9JB](#)



Overview

For Sale by the Modern Method of Auction - T & Cs Apply

Offered for sale with no onward chain is this established detached bungalow in a quiet cul de sac in the popular village of Great Hale that adjoins the larger village of Heckington and as such benefits from its excellent amenities. The property has gas fired central heating and UPVC double glazing. It has been well maintained but would benefit from some updating and as such is an excellent opportunity.

The accommodation includes hallway, lounge, kitchen, conservatory, two bedrooms and a bathroom with an electric shower over the bath.

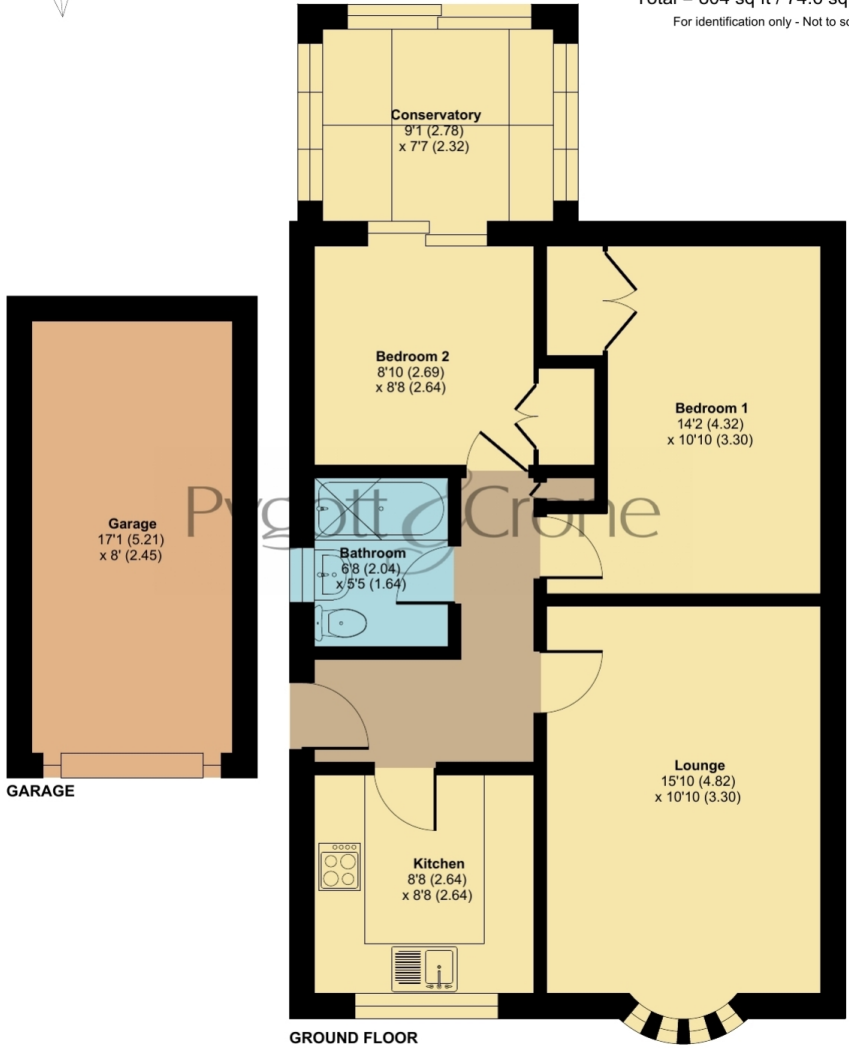
Outside a long block paved driveway provides ample parking for four plus cars and leads to the garage. The rear gardens are enclosed and secure and not overlooked laid to lawn together with two sheds and a greenhouse.





Orchard Close, Great Hale, Sleaford, NG34

Approximate Area = 669 sq ft / 62.1 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 804 sq ft / 74.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1457551



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Sleaford branch

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