

George Street

Helpringham



MOUNT & MINSTER

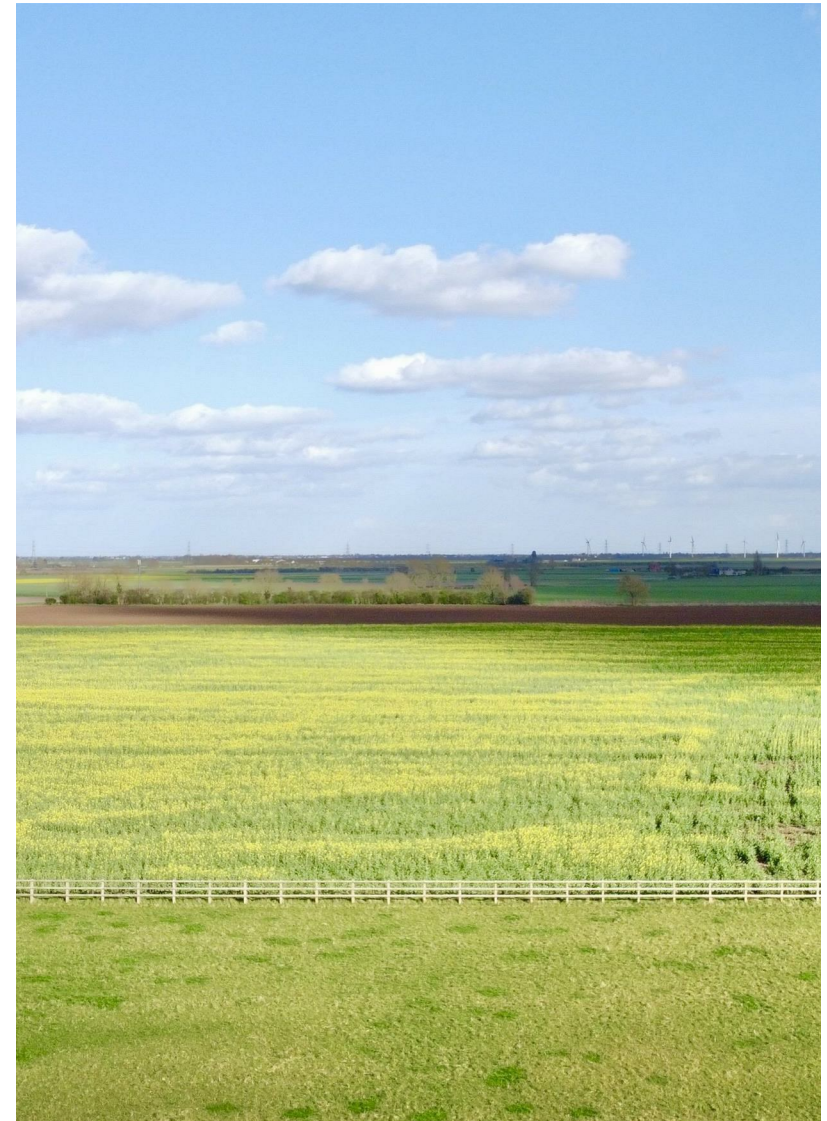


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Helpringham

Open-plan living at it's very finest, this premium and spacious executive residence offers high-end, energy efficient accommodation from top to bottom, with a luxury finish and stunning views over the open countryside.

- Luxury New Home
 - Open-Plan
 - Office/Snug
- Utility & Boot Room
- Four Double Bedrooms
- Ensuite & Dressing Room
 - Double Garage
 - Solar PV & Air Source
- 10 yr Structural Warranty
- London Kings Cross: 1hr (Grantham)



MOUNT & MINSTER

DESCRIPTION

An impressive and prominent home set on the edge of this attractive village with some of the best views in the area. This premium residence enjoys low-cost and high efficiency living with both recessed PV solar panels, as well as battery storage and an air source heat pump to compliment the underfloor heating. More importantly, this unique dwelling also has the added benefit of an impressive Eddi power diverter which helps reduce your costs even further by ensuring that you are maximising the consumption of all your self-generated solar energy by diverting it to be used to power your electricity, heat your water or maximise the efficiency of the heat pump.

Accommodation briefly includes an entrance hall with a boot room and a guest cloakroom/W.C., an open-plan kitchen with both dining and living space featuring double bifold and a log-burner, a separate reception room which could be used as a home office or snug/playroom, a utility room, four large and spacious double bedrooms with two bathrooms, including an ensuite and dressing room to the master suite.

OUTSIDE

This executive dwelling is approached onto a gravelled driveway with ample parking for multiple vehicles. There is an EV charger to the front with direct vehicular access to the double garage. A side gate leads to the rear garden which is predominantly laid to lawn with a raised, paved terrace running the entire length of the house, providing multiple space for seating, dining and outdoor entertaining.

LOCATION

Helpringham is a typical Lincolnshire Fenland village situated about 7 miles south east of Sleaford. There is a post office/general store, junior school, a famous Lincolnshire church, village hall, attractive village green and a good community life exists. Approximately three miles away is the larger village of Heckington which provides a wider range of facilities including a doctors surgery and a railway station.

Sleaford (7 miles) is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities. A recently constructed Co-Op is situated off London Road just 5 minutes walk from the property. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.





There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

SCHOOLS

Sleaford's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools located in both Helpringham and Heckington.

SERVICES

Mains water, electricity and drainage. PV solar panels (recessed) with battery storage and air source heat pump.

ENERGY PERFORMANCE

Rating: TBC

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

e: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





George Street, Helpringham



Approx. Gross Internal Floor Area 213.95 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

