

2 Asher Close
Helpringham
Sleaford
Lincs
NG34 0TU

£650,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

VIDEO TOUR We are delighted to represent the owners of this exceptional home which sits on an impressive plot within an exclusive new build development of a cluster of homes built by a high quality local builder in the very well connected and serviced village of Helpringham.

Helpringham itself has an array of amenities including, shop, pub, community hall, primary school and nursery and stunning church. It has excellent road links to Lincoln, Grantham, Sleaford and you can even travel to the seaside in under an hour.

The property has been designed and built with quality and care making this a wonderful home both inside and out. The accommodation is set over three floors, the spacious and grand hallway on the ground floor leads to a dining room, snug/play room/study, cloakroom, storage cupboard, lounge and stunning kitchen/family room and utility.

Expect to follow the glazed, solid oak staircase up to the first floor which has a fabulous

bright and light galleried landing on the first floor that leads to four spacious double bedrooms, one with private ensuite shower room and one with Jack and Jill access to the four piece family bathroom with freestanding bath and separate shower cubicle.

To the second floor the vast master suite provides a private and sumptuous space for relaxing, a huge room with walk in dressing room, far reaching views over the countryside and a stunning ensuite shower room.

The whole property has many features including under floor zoned heating on the ground floor, higher ceilings, numerous storage cupboards, bi folding doors to the kitchen, integrated appliances in the kitchen to include double oven, warming oven, Qooker tap, dishwasher and fridge/freezer, remote controlled electric garage door, block paved driveway for numerous vehicles, electric entrance gates, solar panels and an EPC rating of B plus.

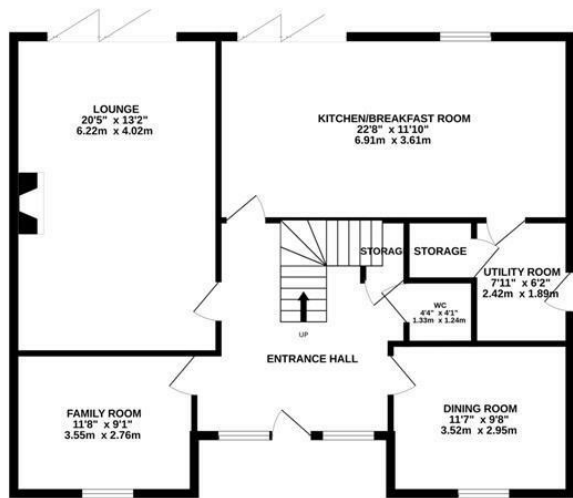
The rear garden is very well maintained with fruit trees, patio area and immaculate lawn.

Call Oscar James for more information

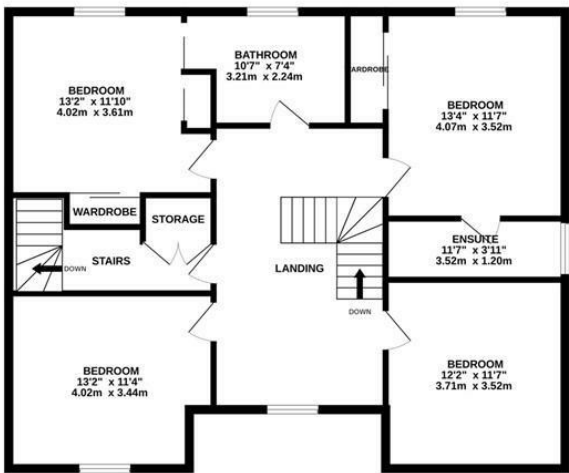
...expect excellence

Floor Plan

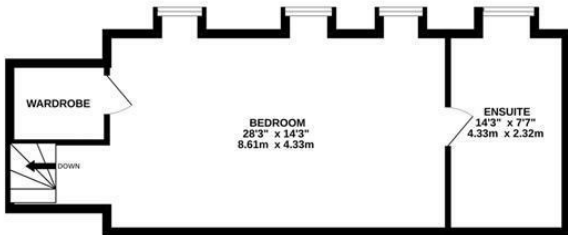
GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



2ND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Three reception rooms



Five double bedrooms



Beautifully presented garden



Exceptional kitchen with integrated appliances and island, utility room



Two ensuites, Jack and Jill bathroom and cloakroom



Double detached garage with remote controlled door, parking for numerous vehicles





SELLER'S SECRET

We have created this perfect modern home in a beautiful quintessential village in the Lincolnshire countryside which is right on your doorstep, unfortunately for us we have to move back to our county due to family needs and work commitments. If we could pick up our dream home, we would take it with us! It is without question a gem throughout, we leave it with a heavy heart, but look forward to ensuring the home fits its new family who will benefit from the hard work to getting it so perfect!



Why we like it....

We have worked very closely with the owners of this property before and it is our privilege to help them move again. Creating the marketing of this home was a total pleasure given its presentation and style. The location is ideal for someone wanting a slower pace of life but not too much, you will not feel out in the sticks or too cut off here, there is plenty around to keep most people occupied! Call to view, we will gladly make the arrangements.

To buy or not to buy....

OSCAR JAMES

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