

## High Street, Helpringham, Sleaford, NG34 0RA



**Asking Price £320,000 Freehold**



**\*\*NO CHAIN\*\*** Welcome to this well designed 4-bedroom dormer bungalow, set back via a shared private driveway located in the heart of the quaint village of Helpringham, a couple of miles from the A17 to Boston and Sleaford with railway link to Grantham just over one hour from London Kings Cross via the high speed train.

Step inside to find a home that has been completely re-decorated throughout offering an immaculately presented bright versatile spacious living accommodation featuring a large functional living room opens into an open-plan kitchen/diner through a set of double doors; utility room; large downstairs office, a downstairs double bedroom with an adjacent shower room, making it ideal for guests or multi-generational living; three further upstairs bedroom; one with en-suite as well as a family bathroom.

The property also benefits from ground floor under-floor heating, UPVC double glazing, good sized south facing rear garden and single garage with a driveway for two cars.

The local amenities are just a few steps away.

EPC Rating: C Council tax band: D

## Accommodation



The property is set back from the road down a long shared block paved driveway with just two other properties and is entered through a wooden front door into the hallway having a blocked glass wall to the left side allowing lots of extra light into the entrance.

### Living Room 19'9" x 11'10"



Two block glass windows to side elevation, highly polished ceramic tiled floor, marble fireplace with electric inset fire, two double doors leading to dining/kitchen area and upper glazed patio doors to garden.

### Kitchen/Dining Room 16'5" x 17'1"



Window to rear elevation and wooden glazed doors to the rear garden, highly polished ceramic tiled floor, large under stairs cupboard housing the under heating pipework and controls, the kitchen has a range of contemporary wall and base units, integrated dishwasher, single oven, electric hob with extractor hood above, granite worktops with double bowled stainless steel sink with mixer tap.

### Utility 5'6" x 7'3"

UPVC door to side elevation with frosted glass to side passageway, laminate worktops, two base units with double bowl stainless steel sink with mixer tap, space and plumbing for washing machine, extractor fan and highly polished ceramic tiled floor.

### Bedroom 4 10'8" x 11'10"



Window to side elevation with blinds, highly polished ceramic tiled floor and pendant lighting

## Ground Floor Shower Room



Being next to bedroom four on the ground floor, having a frosted window to side elevation, highly polished ceramic tiled floor, double length fully tiled shower cubicle with rainfall shower attachment, floating sink with mixer tap tiled splash-back and vanity unit underneath, close coupled toilet, extractor fan and chrome heated towel rail.

## Office 8'2" x 10'3"



Box window to front elevation with blinds, newly installed Worcester Oil Boiler with 5 year warranty from March 2022, highly polished ceramic floor tiles and pendant lighting.

## Hallway 8'2" x 9'7"



A welcoming entrance hallway with highly polished ceramic tiled floor, with doors to bedroom four, office, kitchen/diner, shower room and living room and carpeted staircase to landing.

## Bedroom 1 8'10" x 18'10"



Dormer window to rear elevation with radiator underneath, large walk-in wardrobe with bi-folding doors, two pendant lights and carpeted flooring.

**En-suite**  
**5'7" x 6'9"**



Velux window to the front sloping ceiling, corner shower unit with rainfall shower attachment. close coupled toilet, floating sink with mixer tap, tiled splash back and vanity unit below, extractor fan, heated towel rail and vinyl flooring.

**Bedroom 2**  
**9'3" x 17'1"**



Dorma window to rear elevation with radiator underneath, carpeted flooring, pendant lighting and a large wardrobe with double doors.

**Bedroom 3**  
**11'1" x 7'3"**



Dorma window to front elevation with radiator underneath, pendant lighting and carpeted flooring.

**Bathroom**  
**7'3" x 5'11"**



Velux window to front sloping ceiling, tiled flooring, paneled bath, close coupled toilet, sink with mixer tap, heated towel rail, spot lighting.

**Landing**



Loft access and pendant lighting and carpeted flooring.

## Garage and Driveway

The garage doors are made up of metal personnel door to the right side with a larger hinged metal door to the left having lighting and sockets internally.

The driveway is large enough for a car in front of the house and an additional vehicle space left of the garage.

## Outside



The rear garden is laid mainly to lawn with a patio off the rear and both side elevations with one side being gated providing bin access to the front, the oil tank is also located in the rear.

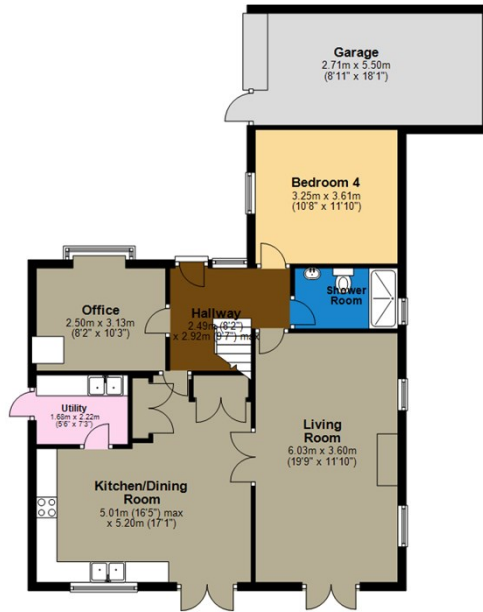
## Disclaimer 1

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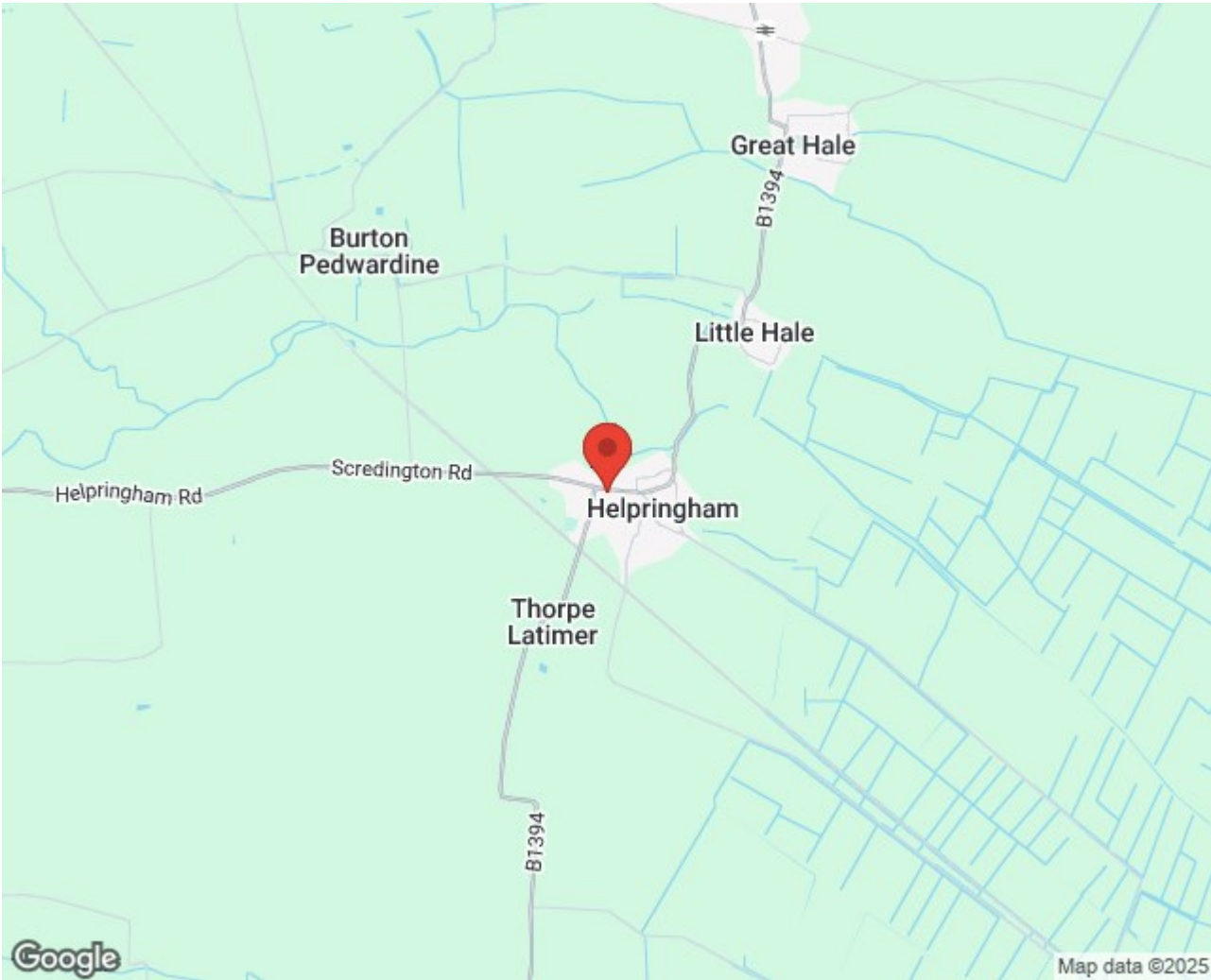
# Ground Floor




# First Floor



Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.  
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 