



Church Lane, Helpringham Sleaford NG34 0RH

welcome to

Church Lane, Helpringham Sleaford

Charming property located in a peaceful village setting. This cozy home features a bright living area, a modern kitchen, and a spacious master bedroom. Enjoy a private garden and the tranquillity of rural living, with local amenities just a short walk away.



Entrance Porch

Being approached via a door from the front with three windows and further door to the:

Hall

Having stairs rising to the first floor.

Dining Room

17' 1" x 9' 1" (5.21m x 2.77m)

There is a radiator, three windows to the front and side and opening to the:

Lounge

12' 1" x 17' 1" (3.68m x 5.21m)

Featuring a brick built fireplace with log burner, TV point, two windows to the sides, two further windows to the rear with patio doors to the rear garden.

Kitchen Diner

17' 1" x 12' 1" (5.21m x 3.68m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, alcove with space for a Range style cooker, central island with storage, integrated dishwasher, plumbing for washing machine, TV point, window to the front and patio doors to the rear garden.

Cloakroom

Fitted with a wash hand basin and WC.

First Floor Landing

Having a window to the front.

Bedroom One

14' 1" x 12' 1" (4.29m x 3.68m)

There are a range of fitted wardrobes, radiator and two windows to the rear.

Ensuite

Fitted with a suite comprising of a bath, separate shower cubicle, wash hand basin and WC.

Bedroom Two

10' 1" x 12' 1" (3.07m x 3.68m)

There is a radiator and window to the rear.

Bathroom

Being accessed from bedroom two and the first floor landing. Fitted with a bath with shower over, wash hand basin, WC and window to the front.

Bedroom Three

10' 1" x 9' 1" (3.07m x 2.77m)

Having a fitted storage cupboard, radiator and window to the front.

Outside Front

To the front of the property there is a driveway, gravelled areas and shrubs.

Rear Garden

The extensive rear garden is mainly laid to lawn with patio areas, pergola leading to a further patio area, pond, brick-built storage shed with power and lighting, log store, two garden sheds, greenhouse and a summerhouse.

Annexe

There is an open plan living dining kitchen. The fitted kitchen has a single drainer sink, integrated fridge, microwave and window to the rear. Whilst the living area has an electric fire, TV point, window to the front, patio doors to the side leading to a private courtyard and stairs rising to the first floor.

Shower Room

Fitted with a corner shower cubicle, wash hand basin with vanity unit below, WC and window to the side.

Bedroom

Having windows to the front and rear.



view this property online williamhbrown.co.uk/Property/SNH112007



welcome to

Church Lane, Helpringham Sleaford

- Detached three bedroom house
- New detached one bedroom annex
- Two reception rooms
- Landscaped garden
- Charming village location

Tenure: Freehold EPC Rating: C

£525,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112007



Property Ref:
SNH112007 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk