



**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.



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## **Church Lane, Helpringham Sleaford**

- Detached three bedroom house
- New detached one bedroom annex
- Perfect for multi generational living
- Landscaped garden
- Charming village location

Tenure: Freehold EPC Rating: C

offers over

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112007 - 0003

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