



George Street, Helpringham Sleaford NG34 0RS

welcome to

George Street, Helpringham Sleaford

A deceptively large detached bungalow with open views to the rear on a good size plot with off road parking for multiple cars in the quiet village of Helpringham.



Entrance Hall

Being entered via a door from the front, having an airing cupboard and further storage cupboard.

Lounge

18' 2" x 13' 3" (5.54m x 4.04m)

Featuring a fireplace with wood burner, LVT flooring, two double glazed windows to the front & side and door to the:

Kitchen Diner

20' 8" x 13' 11" (6.30m x 4.24m)

Fitted with high gloss units with work surfacing, splashbacks, one and a half bowl stainless steel sink with mixer tap, built-in oven, integrated microwave, hob, extractor, integrated dishwasher, integrated fridge, central island with storage below, tiled flooring, spotlights, double glazed window to the rear and double doors to the garden.

Utility Room

11' 4" x 6' 4" (3.45m x 1.93m)

Having base units with work surfacing, single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for further appliance, extractor and double glazed window to the rear.

Bedroom Four

11' 3" x 10' 7" (3.43m x 3.23m)

There is tiled flooring and double glazed window to the front.

Bedroom One

14' 3" x 10' 10" (4.34m x 3.30m)

There are built-in wardrobes, walk-in dressing area, double glazed window to the rear and double glazed patio doors to the hot tub area.

Ensuite

7' 1" x 6' 4" (2.16m x 1.93m)

Fitted with a corner shower cubicle, wash hand basin with mixer tap and vanity unit below, WC, partly tiled walls and double glazed window to the side.

Bedroom Three

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom Two

13' 4" x 11' 8" (4.06m x 3.56m)

Bathroom

Fitted with a suite comprising a Jacuzzi style bath, pedestal wash hand basin with mixer tap, WC, shower cubicle, partly tiled walls and double glazed window to the rear.

Outside Front

To the front of the property there is a driveway providing ample parking, large lawned area, established shrub borders and gated side access to the rear.

Rear Garden

The enclosed rear garden is mainly laid to lawn with patio area, sheltered seating area, hot tub, brick-built workshop, shed, wood store, outside tap, outside power and open field views.



view this property online williamhbrown.co.uk/Property/SNH112209



welcome to

George Street, Helpringham Sleaford

- Open plan kitchen/diner with built-in appliances
- Open field views to the rear
- Off road parking for multiple cars
- Four double bedrooms
- Ensuite & dressing room to master

Tenure: Freehold EPC Rating: D

£390,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112209



Property Ref:
SNH112209 - 0003

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