



**Woodcroft House, High Gate, Helpringham Sleaford NG34 0RD**



**welcome to**

## **Woodcroft House High Gate, Helpringham Sleaford**

New build four bedroom detached house with garage in Helpringham. This beautifully presented house offers an exceptional blend of modern living and sustainability. Perfect for families seeking eco-friendly, energy-efficient and smart home features.

### **Entrance Hallway**

Spacious hallway with staircase to the first floor, double oak doors lead to the generously proportioned family kitchen, living room. Two further doors lead to the office and living room at the front of the house. Karndean composite flooring and Farrow & Ball painted walls throughout.

### **Kitchen Dining Family Room**

30' 10" x 14' 1" ( 9.40m x 4.29m )

Fully fitted modern kitchen with ample storage including full height pull out larder cupboard. Integrated AEG appliances: 5 zone induction hob, dishwasher, multifunction microwave and steam oven. Large kitchen island and twin Schöck Composite basins. Five bifold doors lead off the kitchen to rear garden to create large indoor/outdoor entertaining space. Karndean composite flooring throughout and oak doors leading to utility room, downstairs WC and family room. Kitchen entertainment zone pre-cabled for Smart TV (twin HDMI to central area, TV/Sat, LAN, Power. Pre-cabled in ceiling speaker points for Sonos/Other systems. Perfect for centralised gaming, TV and music entertainment.

### **Family Room**

9' 10" x 13' 8" ( 3.00m x 4.17m )

Leading off the kitchen is a large, bright family room with windows to the front and side aspects. Comms/Storage area housing telephone/broadband entry point, LAN aggregation point for all rooms to connect directly to switch/router and a TV/Satellite central point.

### **Living Room**

14' 2" MAX x 14' 2" ( 4.32m MAX x 4.32m )

Generously proportioned living room features a brick-built fireplace housing a DEFRA approved log

burner, large bay window to the front, window to side aspect and Karndean composite flooring. Farrow & Ball painted walls.

### **Office**

8' 9" x 7' 2" ( 2.67m x 2.18m )

Office has a window to the front aspect, additional power sockets at desktop level and Karndean composite flooring.

### **Utility**

9' 4" x 6' 4" ( 2.84m x 1.93m )

With exterior door to side aspect, base units & sink with plumbing for washing machine and tumble dryer with option to use harvested water. Karndean composite flooring and oak door leading to Shower Room; Shower Room boasts a full sized shower, sink with vanity unit and WC. 250L unvented hot water supply capable of feeding all three bathrooms concurrently.

### **Shower Room**

Having full sized shower, sink with vanity unit & WC, 250L unvented hot water supply capable of feeding three bathrooms concurrently, Karndean composite flooring.

### **Landing**

Carpeted stairs and landing with oak doors leading off to all rooms including storage cupboard with loft access.

### **Master Bedroom**

14' 5" x 13' 3" ( 4.39m x 4.04m )

Bright and spacious carpeted Master bedroom with window to the front aspect, door leading to the modern ensuite. Farrow & Ball painted walls create a calm, light space.





### Ensuite

12' 1" MAX x 7' 1" MAX ( 3.68m MAX x 2.16m MAX )  
 Generously sized ensuite boasts a freestanding bath, full size shower, WC, and twin basins housed in vanity units with plenty of storage. Large heated towel rail and Karndean composite flooring.

### Bedroom Two

14' 3" x 9' 11" ( 4.34m x 3.02m )  
 Bedroom two carpeted, with window to the rear aspect. Farrow & Ball painted walls.

### Bedroom Three

13' 8" max x 11' 1" max ( 4.17m max x 3.38m max )  
 Bedroom three carpeted with window to the front aspect and additional under eaves storage. Farrow & Ball painted walls

### Bedroom Four

12' 9" max x 12' 4" max ( 3.89m max x 3.76m max )  
 Bedroom four carpeted with window to the rear aspect and additional under eaves storage. Farrow & Ball painted walls.

### Family Bathroom

11' 1" MAX x 8' 4" MAX ( 3.38m MAX x 2.54m MAX )  
 Vanity unit with 15mm composite fully waterproof countertop surfaces, ample storage and twin basins. Full size bath, separate shower & WC, Large heated towel rail and Karndean flooring.

### Exterior

The rear garden is fully enclosed with fencing, featuring a combination of patio and turf, side gated access & outdoor tap. Security: Full integrated house alarm system including the garage with a 4 camera remotely monitorable day/night camera system with multi week recording. Garage has full power and lighting with remote control roller door for easy access, fully insulated walls and matching (to house) full size window suitable for conversion to office/other uses subject to planning. Front of property has a path, low wall and newly planted flower beds with shrubs and bark chippings for easy maintenance.



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## Woodcroft House High Gate, Helpringham Sleaford

- Spacious 4 Bed Detached New Build House located in the desirable village of Helpringham, near Sleaford
- Garage providing ample storage and secure parking.
- Fully Fitted Kitchen with integrated high quality appliances and modern design & Utility Room
- Master Bedroom with En-Suite & Family Bathroom
- Underfloor Heating throughout downstairs, including with 6 zone remotely controllable heating, 5 zones underfloor heating downstairs

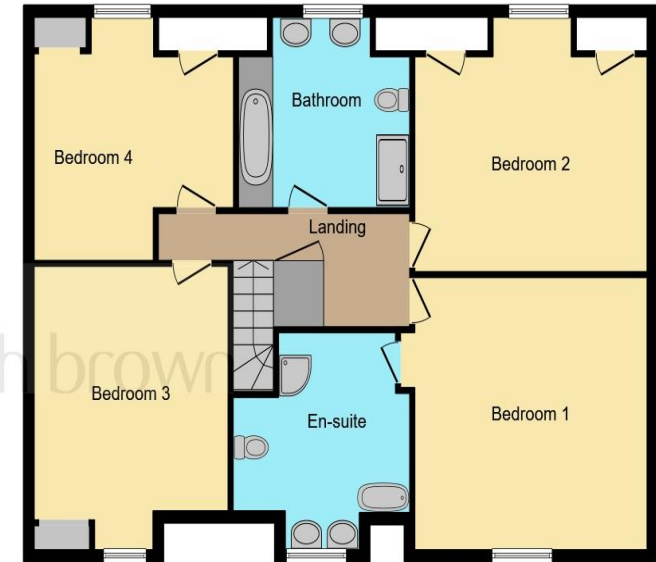
Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£500,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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