



The Brambles Highgate, Helpringham Sleaford NG34 0RD

welcome to

The Brambles Highgate, Helpringham Sleaford

Beautiful barn conversion in the heart of Helpringham, blending modern style with rustic charm. Set on a private plot, it offers bright, spacious interiors, a sleek kitchen diner, stylish ensuites, landscaped gardens, gated parking and a garage, all just a short drive from Sleaford and Lincoln.



Entrance Hall

Having windows and underfloor heating.

Kitchen Diner

28' 10" x 13' (8.79m x 3.96m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated oven, microwave and fridge freezer, island with induction hob, TV point, built-in cupboard, patio doors to the front, underfloor heating, two velux style windows and window to the side.

Lounge

17' 4" x 13' (5.28m x 3.96m)

Featuring a fireplace with electric fire, TV point, media wall, underfloor heating and two windows to the front.

Bathroom

12' 11" x 9' 6" (3.94m x 2.90m)

Fitted with a freestanding bath, walk-in shower, his 'n' hers sinks with storage below, WC, underfloor heating and two windows.

Bedroom Five

11' 6" x 7' 3" (3.51m x 2.21m)

There is a TV point, underfloor heating and two velux style windows.

Bedroom Four

11' 6" x 10' 6" (3.51m x 3.20m)

Having a TV point, underfloor heating and two velux style windows.

Bedroom Two

15' 1" x 10' 6" (4.60m x 3.20m)

There is a TV point, underfloor heating, window and French doors to the garden.

Ensuite

7' 5" x 5' 7" (2.26m x 1.70m)

Fitted with a walk-in shower, wash hand basin, WC, underfloor heating and velux style window.

First Floor Landing

Having a radiator and two velux style windows.

Bedroom One

26' 11" x 13' 1" (8.20m x 3.99m)

There are two radiators and three velux style windows.

Ensuite

13' 1" x 5' 3" (3.99m x 1.60m)

Fitted with a bath, wash hand basin, WC, heated towel rail and velux style window.

Bedroom Three

13' 5" x 13' 1" max (4.09m x 3.99m max)

Having a radiator, window and velux style window.

Outside

Being accessed via electric gates with a driveway, courtyard garden with porcelain patio and lawn.

Garage

14' 3" x 12' 7" (4.34m x 3.84m)

Having an electric door and power.

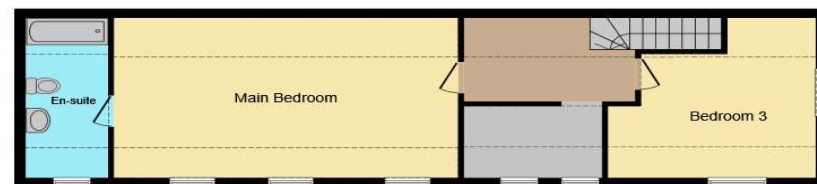


view this property online williamhbrown.co.uk/Property/SNH112745





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

welcome to

The Brambles Highgate, Helpringham Sleaford

- Beautiful barn conversion
- Five double bedrooms with two ensembles
- Spacious lawned garden in the courtyard
- Energy efficient with air source heat pump
- Viewing highly advised

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112745



Property Ref:
SNH112745 - 0007

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