



**The Brambles Highgate, Helpringham Sleaford NG34 0RD**

  
**william  
h brown**

welcome to

## The Brambles Highgate, Helpringham Sleaford

A 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.

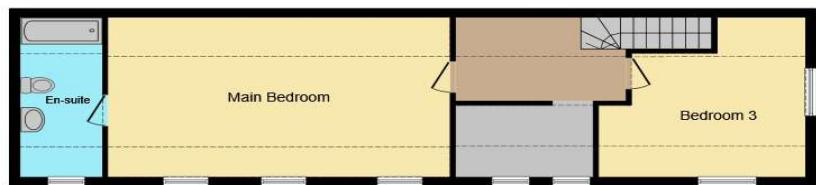


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**Ground Floor**



**First Floor**

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## The Brambles Highgate, Helpringham Sleaford

- Beautiful barn conversion
- Five double bedrooms with two ensuites
- 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**



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