

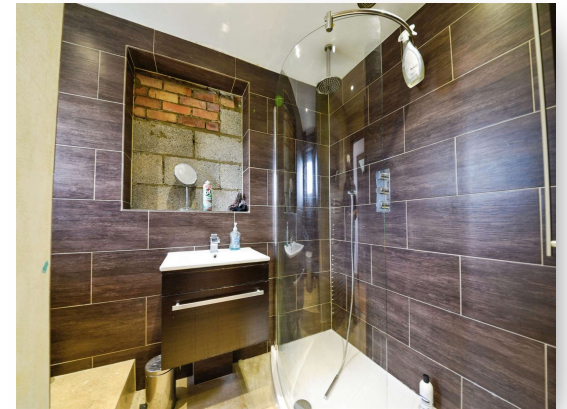


St. Andrews Close, Helpringham Sleaford NG34 0RE

welcome to

St. Andrews Close, Helpringham Sleaford

A well-positioned home in a quiet Helpringham cul-de-sac with modern kitchen fitted with island, and bi-fold doors to garden, plus a conservatory, wrap-around gardens and double garage with electric door. The property does require some modernisation but offers fantastic potential. NO CHAIN.



Entrance Porch

Having a window.

Lounge

18' 5" x 11' 8" max (5.61m x 3.56m max)

There are two radiators, TV point, windows to the front and rear and door to the:

Conservatory

15' 5" x 11' 7" (4.70m x 3.53m)

Having windows and log burner.

Dining Room

19' 1" x 12' 2" (5.82m x 3.71m)

Having two radiators and window to the rear.

Kitchen

20' 5" max x 14' 8" max (6.22m max x 4.47m max)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated NEFF oven & microwave, induction hob, fridge freezer, island with breakfast bar and wine cooler, two vertical radiators and bi-fold doors to the rear

Utility Room

7' x 5' 10" (2.13m x 1.78m)

Having base units with work surfacing over, pantry cupboard, radiator and door to the garden.

Cloakroom

Fitted with a wash hand basin, WC, heated towel rail, radiator and window.

First Floor Landing

Having a cupboard and window.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

There is a built-in wardrobe, radiator and window to the rear.

Bedroom Two

11' 2" x 7' 11" (3.40m x 2.41m)

Having a radiator and window to the rear.

Bedroom Three

11' 8" x 6' 6" (3.56m x 1.98m)

There is a radiator and window.

Shower Room

8' 3" x 9' 7" (2.51m x 2.92m)

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC, heated towel rail and window.

Outside Front

To the front of the property there is a driveway providing parking for multiple vehicles.

Garden

There is a wrap-around garden with lawn and patio.

Agents Note

There are no building regulations on the works carried out on the property, therefore the property is only suitable for cash buyers.



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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

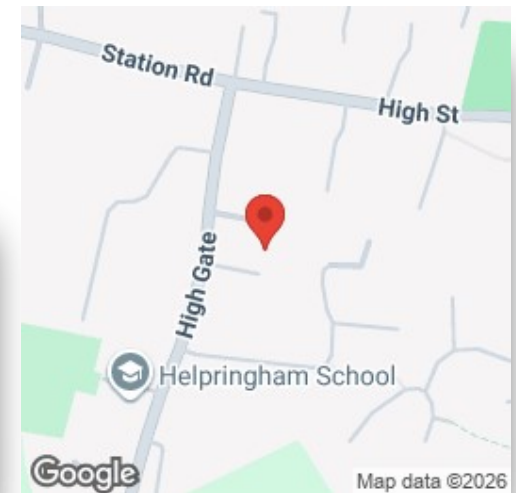
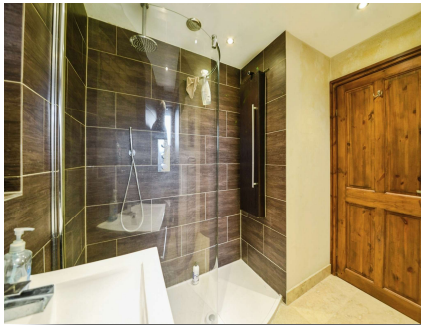
welcome to

St. Andrews Close, Helpringham Sleaford

- Quiet cul-de-sac location in popular village
- Stunning modern fitted kitchen with bi-folds onto garden
- Potential for improvement in most areas
- Beautiful wrap around gardens
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of
£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112753 - 0005

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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.


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