



North Fen Road, Helpringham Sleaford NG34 0RR

welcome to

North Fen Road, Helpringham Sleaford

Large detached family home in a popular village location, offering spacious downstairs accommodation including a wet room and bedroom providing the opportunity for multi-generational living. Benefiting from a driveway for multiple cars and a good sized rear garden. This is a must view!



Entrance Hall

Having a tiled flooring, radiator and understairs cupboard.

Lounge Diner

30' 2" max x 11' 8" max (9.19m max x 3.56m max)

Featuring a fireplace with electric fire, two radiators, TV point, acacia wood flooring, bay window to the front and French doors to the:

Conservatory

11' 3" x 12' 1" (3.43m x 3.68m)

Kitchen

12' 2" max x 8' 9" (3.71m max x 2.67m)

Fitted with a range of wall and base units with work surfacing over, sink, built-in double oven, electric hob, plumbing for dishwasher, tiled flooring, radiator, breakfast bar, radiator and window to the rear.

Utility Room

7' 2" x 6' 6" (2.18m x 1.98m)

Having plumbing for washing machine, space for fridge freezer, tiled flooring and window to the rear.

Bedroom Five

16' 2" x 8' 8" max (4.93m x 2.64m max)

There is a built-in dresser, wardrobe, radiator, wood flooring and window to the front.

Wet Room

6' 6" x 4' 1" (1.98m x 1.24m)

Having a shower, wash hand basin, WC, heated towel rail and window to the side.

First Floor Landing

Having a radiator, vinyl flooring and window to the side.

Bedroom One

14' 4" max x 11' 8" (4.37m max x 3.56m)

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

Ensuite

8' 8" x 6' 5" (2.64m x 1.96m)

Fitted with a jacuzzi bath, shower cubicle, wash hand basin, WC, vinyl flooring, storage cupboard and window to the rear.

Bedroom Two

12' 3" x 11' 8" max (3.73m x 3.56m max)

Having a radiator, TV point, vinyl flooring and window to the front.

Bedroom Three

15' 6" x 8' 9" max (4.72m x 2.67m max)

There is a radiator, vinyl flooring and window to the front.

Bedroom Four

8' 5" x 7' 2" (2.57m x 2.18m)

Having vinyl flooring, radiator and window to the front.

Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail and vinyl flooring.

Outside Front

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

Rear Garden

The rear garden has a lawn, patio area, pond, play area and climbing frame.

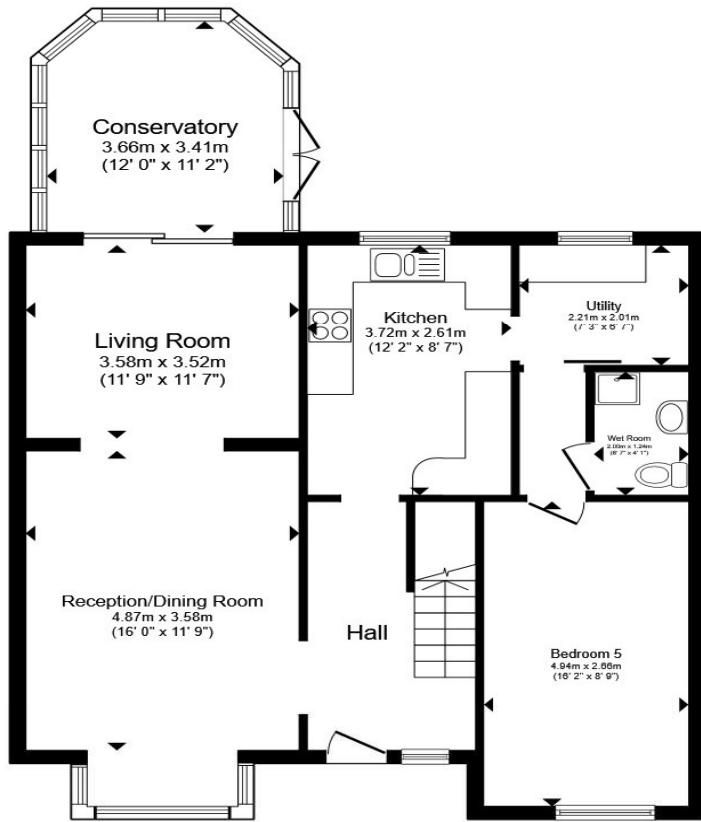
Outbuildings

Currently being used as a gym and bar.

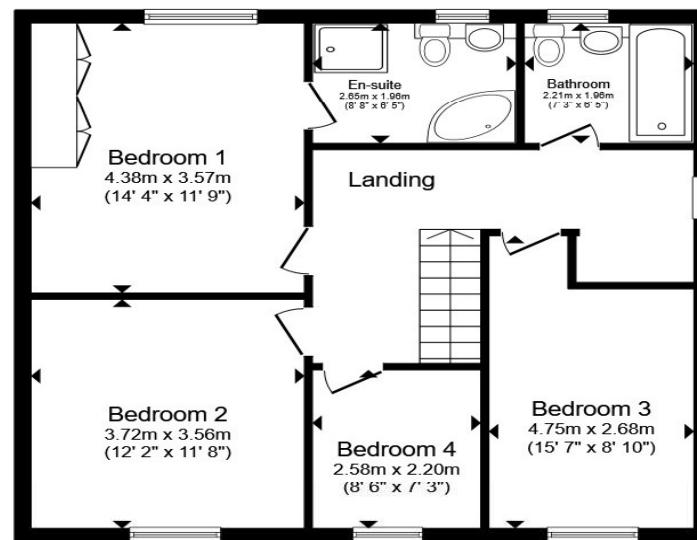


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Ground Floor



First Floor

Total floor area 188.7 m² (2,031 sq.ft.) approx

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.propertybox.io

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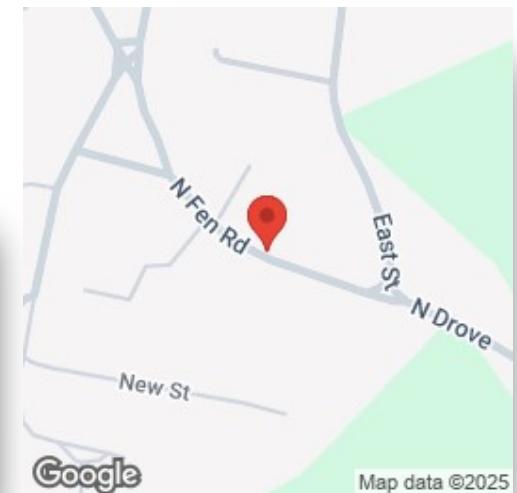
North Fen Road, Helpringham Sleaford

- Popular semi-rural village location
- Front to back lounge diner opening into conservatory
- Potential for multi generational living
- Driveway & enclosed rear garden
- Three double bedrooms and a further single upstairs

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£360,000



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Property Ref:
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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.

 **william h brown**



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk