



**North Fen Road, Helpringham Sleaford NG34 0RR**

welcome to

## North Fen Road, Helpringham Sleaford

A 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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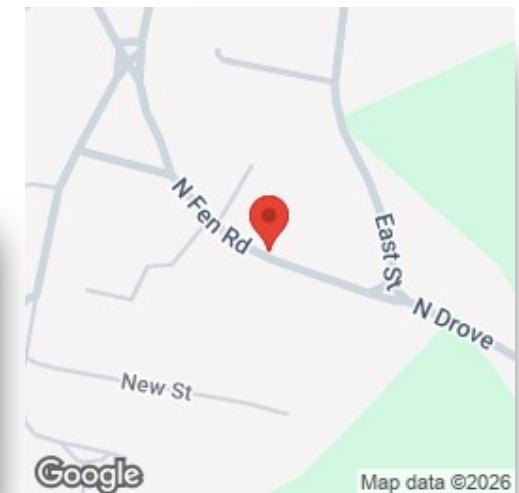
## North Fen Road, Helpringham Sleaford

- 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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