



**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. Benefitting 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112981 - 0003

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**william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



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