



**The Brambles, Helpringham**  
**£299,950**



- Executive Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Breakfast Kitchen and Separate Dining Room
- Quiet Location in Popular Village
- Well Presented Front and Rear Gardens
- Freehold
- EPC rating D





This well-presented Three Bedroom Detached Bungalow is located in the desirable village of Helpringham, offered for sale with NO ONWARD CHAIN. The bungalow boasts a spacious Entrance Hall, large Lounge, and stylish Breakfast Kitchen with Separate Dining Room. The property features three generous Bedrooms, including a Jack and Jill En Suite, and a Family Bathroom. Additional benefits include a Utility Room and a bright Conservatory, perfect for relaxing. Ample parking is provided to the front with a single garage. The beautifully maintained front and rear gardens add to the appeal, a viewing is highly recommended.

### Entrance Hall

Having porch to front with uPVC Entrance door, further door leading through to the Entrance Hall offering a large storage cupboard, large airing cupboard, access to loft space, radiator, and BT point.

### Lounge 5.37m x 4.48m (17'7" x 14'8")

With TV and BT point, feature fire place, bay window to front aspect and two radiators.





### Kitchen 4.17m x 4.05m (13'8" x 13'4")

Having a range of base and eye level units with work surface over, eye level integrated NEFF double oven, four ring electric hob with extractor hood over, integrated fridge, integrated freezer, one and a half sink with mixer tap and drainer, tiled flooring, TV point, space for table and chairs, french doors to conservatory, window to rear garden and radiator.

### Utility Room 2.06m x 2.35m (6'10" x 7'8")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, part glazed door to side, tiled flooring and radiator.

### Dining Room 3.01m x 3.4m (9'11" x 11'2")

With window to front aspect and radiator.

### Conservatory 2.65m x 2.32m (8'8" x 7'7")

Being part brick and uPVC build, glazed door to rear garden and tiled flooring.

### Bedroom One 3.86m x 4.02m (12'8" x 13'2")

With large built in wardrobes, window to rear aspect, TV point, radiators, door through to Jack and Jill En Suite.

### En Suite

With access taken from both Bedroom 1 and 2, three piece suite comprising mains fed shower, hand wash basin, low level wc, shaver point, window to side aspect, radiator and extractor fan.

### Bedroom Two 4.13m x 3.49m (13'6" x 11'6")

With large built in wardrobes, bow window to front aspect, TV point, radiators, door through to Jack and Jill En Suite.

### Bedroom Three 2.95m x 2.97m (9'8" x 9'8")

With window to rear aspect and radiator.

### Family Bathroom

Four piece bathroom comprising paneled bath, separate mains fed shower, hand wash basin and low level wc set in vanity unit with storage, window to rear aspect, radiator and extractor fan.

### Garage 4.82m x 2.58m (15'10" x 8'6")

With electric up and over garage door, door through to rear garden, electric and lighting.

### Outside

Access via a shared driveway from the High Street, the property offers parking for at least three vehicles on the block paved driveway leading to single garage. Access to front entrance with a brick wall surround, further laid to lawn with decorative flowers and shrubbery. The rear garden is well presented, mainly laid to lawn with a patio area, decorative flowers and shrubbery, timber shed, picket fence to rear, outside tap.

### Agents Note

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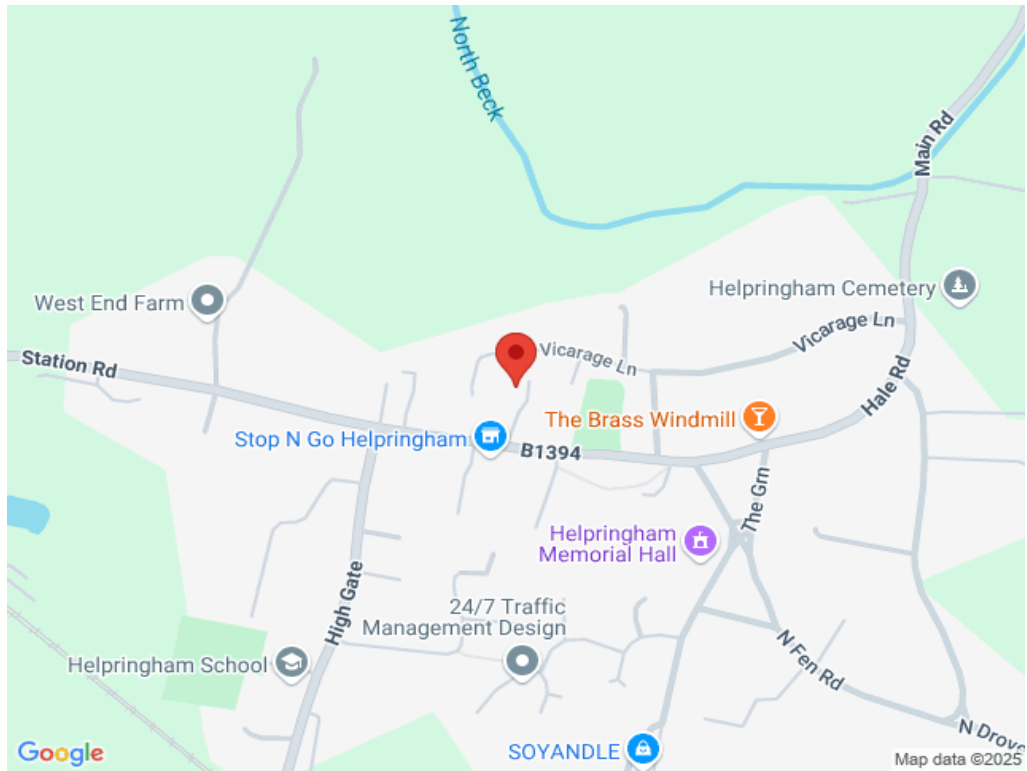




GROUND FLOOR  
1510 sq.ft. (140.3 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.3 sq.m.) approx.  
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