



High Gate, Helpringham  
£395,000



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Freehold

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## Key Features

- Executive Detached Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- Beautiful Private Rear Garden
- Modern Open Plan Kitchen Diner
- Large Garage/Workshop with Home Bar/Office
- EPC rating TBC
- Current Council Tax Band: D







This executive four double bedroom dormer bungalow is immaculately presented throughout and offers generous, versatile living space ideal for modern family life. Key features include a stunning open-plan kitchen/diner, separate lounge, and a large conservatory that opens onto a beautifully maintained west-facing private garden—perfect for relaxing or entertaining. The ground floor hosts two spacious bedrooms, a modern shower room, and a practical utility room, while the first floor boasts two further double bedrooms and a stylish family bathroom. Completing the property is a large garage with a fantastic home bar/office at the rear, offering the ideal balance of work and leisure space.

### Entrance Hall

Having part glazed Entrance door, stairs leading to 1st floor with storage cupboard under and two radiators.

### Lounge

3.87m x 5.15m (12'8" x 16'11")

With feature gas fire place set in decorative surround, windows to front and side aspects, TV point and radiator.

### Open Plan Kitchen/Diner

6.54m x 5.16m (21'6" x 16'11")

The Kitchen offers a range of base and eye level units with work surface over, composite one and a half sink with mixer tap and drainer, freestanding double oven with electric hob and extractor hood over, space and plumbing for dishwasher, space for American Style Fridge Freezer, breakfast bar, oil boiler, TV point, window to side aspect, part glazed side Entrance door, French doors and window to conservatory.

### Utility Room

2.05m x 2.05m (6'8" x 6'8")

Having base level unit with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, low level wc, heated towel rail and window to rear aspect.

### Conservatory

4.69m x 3.67m (15'5" x 12'0")

Being part brick and upvc build with tiled flooring, French doors to rear garden, TV point and radiator.

### Bedroom Three

3.05m x 3.88m (10'0" x 12'8")

With built in wardrobes, window to front aspect and radiator.

### Bedroom Four

2.41m x 4.1m (7'11" x 13'6")

With fitted storage units, window to rear aspect and radiator.

### Downstairs Shower Room

Three piece suite comprising double walk in mains fed shower with rain effect head over, hand wash basin, low level wc, heated towel rail, extractor fan and window to side aspect.

### Landing

With stairs taken from Entrance Hall.

### Bedroom One

5.61m x 3.42m (18'5" x 11'2")

With window to rear aspect, two doors leading to loft storage space, radiator.

### Bedroom Two

3.36m x 2.82m (11'0" x 9'4")

With two storage cupboards, window to rear aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.







## Outside

Well presented to front with a large driveway providing ample parking, further area laid to gravel with shrubbery, timber fence surround with side access to rear garden.

The rear garden is a particular feature of the property, being private and west facing. Beautifully presented throughout with multiple seating areas, timber summer house, areas laid to gravel and lawn with decorative borders of flowers and shrubbery throughout. Further gated seating area to rear. Two brick built storage shed off the garage, further log storage to side.

## Home Bar/Office

4.14m x 4.04m (13'7" x 13'4")

With windows to front and side aspect, electric and lighting, door to garden.

## Garage

11.19m x 4.05m (36'8" x 13'4")

Large storage/workshop space, with garage door to front, electric and lighting.





## Agents Note

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# Floorplan



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

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Newton Fallowell Sleaford

01529 309 209  
sleaford@newtonfallowell.co.uk