



North Fen Road, Helpringham
£340,000



- Detached Family Home
- Four Bedrooms
- NO ONWARD CHAIN
- Sought After Village Location
- Generous Size Rooms Throughout
- Lounge Diner and Garden Room
- Freehold
- EPC rating E



Located in the sought-after village of Helpringham, this spacious four-bedroom detached family home is offered for sale with no onward chain and provides generous accommodation throughout. The ground floor comprises an entrance hall, large lounge diner, garden room, kitchen, utility room, and cloakroom, while the first floor offers four well-proportioned bedrooms, including a master with en suite, and a family bathroom. Outside, there is ample parking to the front leading to a single integral garage, along with a well-presented and private rear garden. A fantastic opportunity in a desirable village location—early viewing is highly recommended.

Entrance Hall

With part glazed Entrance Door, stairs to 1st floor with storage below and radiator.

Lounge Diner

8.24m x 3.59m (27'0" x 11'10")

With bay window to front aspect, feature gas fire place set in decorative surround, Tv and BT point, two windows to side aspect, two radiators and double doors to;

Garden Room

4.2m x 3.41m (13'10" x 11'2")

With patio doors to rear garden, window to side garden and radiator.



Kitchen

3.75m x 2.75m (12'4" x 9'0")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding oven with extractor hood over, space and plumbing for washing machine/dishwasher, window to rear garden and radiator.

Utility Room

3.13m x 2.12m (10'4" x 7'0")

Having base and eye level units with work surface over, sink with mixer tap, Worcester Bosch boiler (LPG), space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, window to front aspect, part glazed door to side and radiator.

Cloakroom

With low level wc, hand wash basin, window to side aspect.

Landing

With access to loft space (boarded and shelved with loft ladder), storage cupboard.

Bedroom One

4.41m x 3.57m (14'6" x 11'8")

With window to rear aspect and radiator.

En Suite

Four piece suite comprising mains fed shower with extractor over, low level WC, bidet, hand wash basin, heated towel rail and extractor fan.

Bedroom Two

3.7m x 3.58m (12'1" x 11'8")

With window to front aspect and radiator.

Bedroom Three

4.68m x 2.72m (15'5" x 8'11")

Currently used as a storage room, with window to front aspect and radiator.



Bedroom Four

2.59m x 2.18m (8'6" x 7'2")

Currently used as a storage room, With window to front aspect and radiator.

Family Bathroom

Four piece suite comprising paneled bath with shower attachment, hand wash basin, low level wc, bidet, window to rear aspect and radiator.

Garage

5.23m x 2.75m (17'2" x 9'0")

With electric and lighting, up and over garage door to front, rear door to utility room.

Outside

The front of the property offers ample parking to front with a large block paved driveway, decorative flowers and shrubbery with hedge surround, side access to rear.

The rear garden is well maintained, offering a patio area, further laid to lawn with decorative flowers and shrubbery, two timber sheds, timber fence surround.

Agents Note

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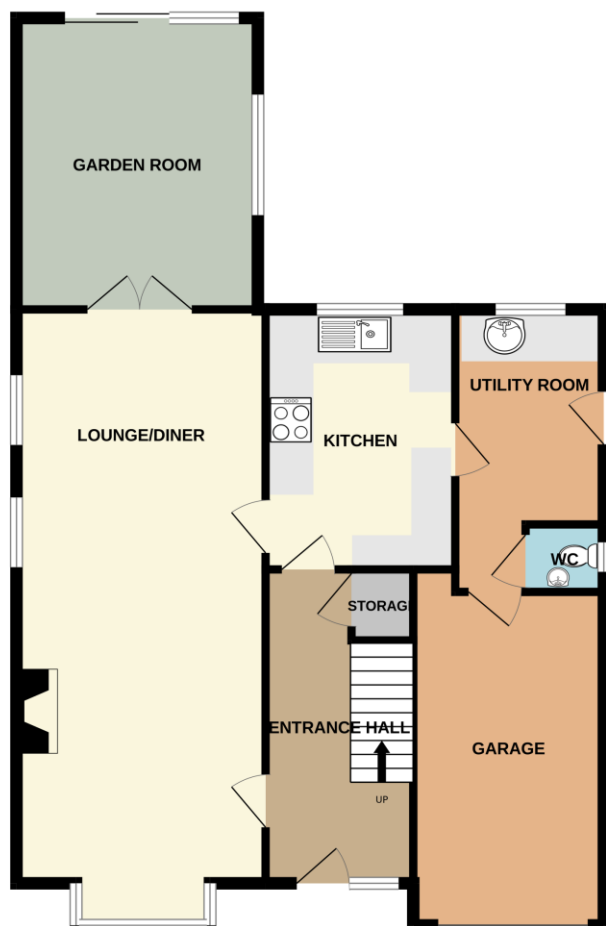
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Floorplan

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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