

25 Station Road
Helpringham
NG34 0RB

£655,000

**FOR MORE DETAILS AND
PHOTOGRAPHS, PLEASE
CONTACT US.**



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Elegant Family Home

Family Bathroom

Cosy Sitting Room

3 Large Double Bedrooms

Large Drawing Room With Open Fire

Kitchen and Utility Room

2 Ensuites

Large Dining Room

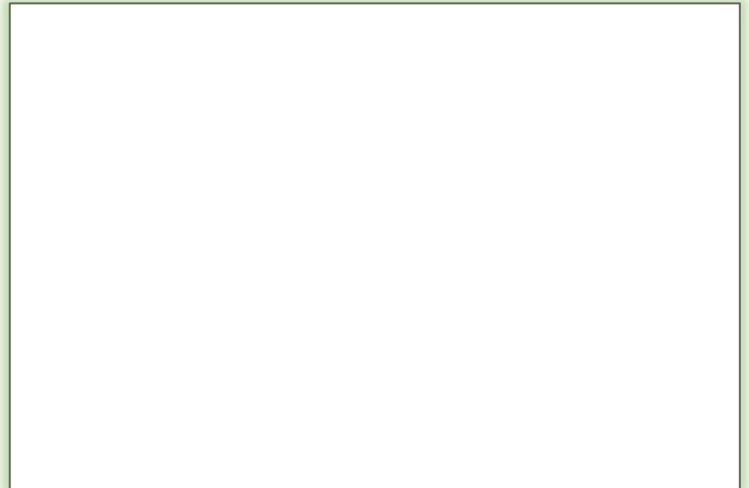
One Third Of An Acre Plot



GENERAL DESCRIPTION:

This elegant property is presented in good order and has an abundance of character. The accommodation is extremely versatile, having been configured for the current owners use, however additional bedrooms could be provided for within the existing footprint relatively easily. Downstairs there are 3 large welcoming reception rooms, and the south facing walled garden is a lovely feature. The property occupies a plot of approximately one third of an acre.

**25 Station Road
Helpringham
Sleaford
NG34 0RB**



ENTRANCE HALL

With entrance door.

CLOAKROOM

With low level WC, vanity wash hand basin with cupboards under, heated towel rail, ceramic tiled floor, window.

KITCHEN 14' 9" x 14' 1" (4.5m x 4.3m) Max

Fitted with an extensive range of base and wall cupboards, 1½ bowl composite sink unit. original fireplace with range cooker inset and with extractor above, exposed stonework to 1 wall, door to the garden, quarry tiled floor.

UTILITY ROOM 14' 5" x 7' 7" (4.4m x 2.3m) Max

With single drainer stainless steel sink unit, worktop, plumbing for dishwasher, plumbing for washing machine, windows to front, side and rear, door to the garden, radiator, built in store cupboard.

SECONDARY HALL

With radiator, ceramic tiled floor, door to garden, stairs to first floor with large walk in under stairs cupboard.

SITTING ROOM 14' 1" x 13' 9" (4.3m x 4.2m) Max

A lovely elegant room with feature recess, ceramic tiled floor, double glazed window overlooking the garden, exposed stonework to 1 wall, radiator.

DINING ROOM 16' 9" x 15' 1" (5.1m x 4.6m) Max

With open fire set in feature fireplace, radiator, pair of uPVC double glazed French doors set in walk in uPVC double glazed bay window to the front.

DINING ROOM 16' 9" x 15' 1" (5.1m x 4.6m) Max

A lovely room with feature fireplace, having recess store cupboard, radiator, pair of uPVC double glazed French doors to the garden set in bay window to the front, further wall recess.

LANDING

With lobby room having radiator, and ladder staircase to study/storage room above, 2 double glazed windows overlooking the garden, loft access.

BEDROOM 1 15' 1" x 12' 6" (4.6m x 3.8m) Max With double glazed window overlooking the front garden, radiator, ladder staircase leading to mezzanine sitting area above with Velux window.

DRESSING ROOM Extensively fitted out with shoe rack, wardrobes, drawers and dressing table, double glazed window overlooking the front garden.

EN SUITE With double shower cubicle, vanity wash hand basin, with cupboards under, low level WC, heated towel rail, double glazed window, underfloor heating.

BEDROOM 2 15' 1" x 12' 6" (4.6m x 3.8m) Max

A large twin aspect room with windows to the front and rear, radiator, walk in wardrobe, exposed brickwork to part of one wall.

EN SUITE 2

With low level WC, bowl wash hand basin set on marble top with cupboards under, walk in double shower cubicle, heated towel rail, ceramic tiled floor, double glazed window overlooking the garden, airing cupboard housing hot water cylinder.

BEDROOM 3 15' 1" x 12' 6" (4.6m x 3.8m) Max

With radiator, window to the front.

BATHROOM

A very large room with low level WC, twin bowl wash hand basins set on tiled counter with cupboards under, elliptical bath, separate shower cubicle, heated towel rail, ceramic tiled floor, double glazed window to the front.

OUTSIDE

FRONT GARDEN

Overall, we understand that this property occupies a plot of one third of an acre. Approached by a driveway and 5 bar gate, the front garden is mainly laid to lawn, with inset horse chestnut tree and with gravelled parking for a number of vehicles.

REAR GARDEN

This is a beautiful courtyard garden with paved patio, steps up to gravelled area with raised planter divide, further paved patio, walled to all sides.

OUTBUILDINGS

BOILER ROOM

Housing oil fired central heating boiler.

GARDEN ROOM 17' 9" x 12' 6" (5.4m x 3.8m) Max

With power and light, ideal for use as a home office/gym.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band G