



Chapel Lane, Helpringham
£410,000



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Key Features

- Detached Family Home
- Four Double Bedrooms
- Opportunity for Multi-Generational Living
- Downstairs Bedroom, 2nd Lounge and Shower Room
- Rural Village Location
- Immaculately Presented Throughout
- EPC rating E
- Current Council Tax Band D





Enjoying a wonderfully private position in the heart of the sought-after village of Helpringham, with south-facing gardens overlooking the village church, this substantial and highly versatile home offers fantastic space for family living, multi-generational living or working from home. Extensively extended, the property provides flexible accommodation including multiple reception rooms, a spacious kitchen diner, garden room, study, utility and office, alongside the option of up to four/five bedrooms. The layout also lends itself perfectly to a self-contained annex with separate entrance if required. Upstairs are two generous double bedrooms, including a principal bedroom with en-suite, plus a family bathroom. Outside benefits from ample parking, garage, gated access and beautifully maintained gardens. A truly unique village home that must be viewed to fully appreciate the size and flexibility on offer.



Entrance Hall

Having composite double glazed entrance door, radiator, stairs to first floor landing and spacious storage cupboard.

Lounge

3.68m x 5.61m (12'1" x 18'5")

Having walk-in bay window overlooking the rear garden, further window to side, two radiators and living flame effect fire with surround.

STUDY/DINING ROOM

3.02m x 2.49m (9'11" x 8'2")

With radiator and window to side.

KITCHEN DINER

5.05m x 3.73m (16'7" x 12'2")

Having an extensive range of base and eye level units with work top over and inset sink drainer. Leisure Rangemaster Double oven cooker. Various appliance space, ceiling spot lights and patio doors leading to rear garden and patio.

GARDEN ROOM

2.92m x 2.59m (9'7" x 8'6")

Accessed from the kitchen diner and having brick base with UPVC doors and window, fully insulated roof, tiled floor, radiator and various power points.

INNER LOBBY

Accessed from the kitchen diner and having radiator and providing access to the Utility, Bedroom, Shower Room and Second downstairs bedroom currently used as a sitting room. This section of the house is ideal for a self contained annex with separate entrance through utility room.

SITTING ROOM/BEDROOM

3.73m x 3.33m (12'2" x 10'11")

With window to rear, further window to side and radiator.

BEDROOM

3.91m x 2.74m (12'10" x 9'0")

Having window to side, radiator and built in wardrobes.

SHOWER ROOM

Being fully tiled and having a separate mains fed shower, hand wash basin set in vanity unit and low level WC, heated towel rail and window to side.





UTILITY ROOM

3.3m x 2.97m (10'10" x 9'8")

Having a range of base and eye level units with work top and inset sink drainer. Plumbing for washing machine, further appliance space and fitted storage cupboard. Radiator and part glazed door to front. This would be used for access for the Annex if required.

STORE ROOM

3.84m x 2.24m (12'7" x 7'4")

Having fitted full length cupboards and wall units. Access to garage and office.

OFFICE

3.56m x 2.78m (11'8" x 9'1")

With window and door leading out to side garden and various power points.

GARAGE

4.19m x 3.66m (13'8" x 12'0")

Having up and over door to front, power and light.

FIRST FLOOR LANDING

With stairs taken from the Entrance Hall and having window to rear along with access to the two bedrooms and bathroom.

BEDROOM

3.38m x 2.95m (11'1" x 9'8")

Having window to rear, a range of built in wardrobes, radiator and access to Ensuite.

ENSUITE SHOWER ROOM

Having low level WC, hand wash basin set in vanity unit, shower cubicle with mains fed shower, heated towel rail and window to front.

BEDROOM

3.05m x 2.9m (10'0" x 9'6")

With window to side, radiator and built in wardrobe.



BATHROOM

Having low level WC, hand wash basin, bidet, bath with mains fed shower attachment over, heated towel rail and window to side. Built in airing cupboard.

OUTSIDE

To the front of the property there is a paved driveway providing plenty of off street parking and leading to the garage. There is gated access to the gardens which run to the side and rear of the property. There are three outside power points. The main gardens are SOUTH facing and are beautifully maintained and mainly laid to lawn with decorative and mature borders. All aspects of the garden offer substantial privacy and there is an extensive patio area with views of the village church.

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Floorplan

GROUND FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1867 sq.ft. (173.4 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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