



**North Fen Road, Helpringham Sleaford NG34 0RR**

**welcome to**

**North Fen Road, Helpringham Sleaford**

A large detached family home in a popular village location, offering spacious downstairs accommodation such as a wet room & bedroom providing the opportunity of multi-generational living. Benefitting from a driveway for multiple cars and a good sized rear garden including outbuildings and play area.



### **Entrance Hall**

Having a tiled flooring, radiator and understairs cupboard.

### **Lounge Diner**

30' 2" max x 11' 8" max ( 9.19m max x 3.56m max )  
Featuring a fireplace with electric fire, two radiators, TV point, acacia wood flooring, bay window to the front and French doors to the:

### **Conservatory**

11' 3" x 12' 1" ( 3.43m x 3.68m )

### **Kitchen**

12' 2" max x 8' 9" ( 3.71m max x 2.67m )  
Fitted with a range of wall and base units with work surfacing over, sink, built-in double oven, electric hob, plumbing for dishwasher, tiled flooring, radiator, breakfast bar, radiator and window to the rear.

### **Utility Room**

7' 2" x 6' 6" ( 2.18m x 1.98m )  
Having plumbing for washing machine, space for fridge freezer, tiled flooring and window to the rear.

### **Bedroom Five**

16' 2" x 8' 8" max ( 4.93m x 2.64m max )  
There is a built-in dresser, wardrobe, radiator, wood flooring and window to the front.

### **Wet Room**

6' 6" x 4' 1" ( 1.98m x 1.24m )  
Having a shower, wash hand basin, WC, heated towel rail and window to the side.

### **First Floor Landing**

Having a radiator, vinyl flooring and window to the side.

### **Bedroom One**

14' 4" max x 11' 8" ( 4.37m max x 3.56m )  
There is a built-in wardrobe, radiator, vinyl flooring and window to the rear.

### **Ensuite**

8' 8" x 6' 5" ( 2.64m x 1.96m )  
Fitted with a jacuzzi bath, shower cubicle, wash hand basin, WC, vinyl flooring, storage cupboard and window to the rear.

### **Bedroom Two**

12' 3" x 11' 8" max ( 3.73m x 3.56m max )  
Having a radiator, TV point, vinyl flooring and window to the front.

### **Bedroom Three**

15' 6" x 8' 9" max ( 4.72m x 2.67m max )  
There is a radiator, vinyl flooring and window to the front.

### **Bedroom Four**

8' 5" x 7' 2" ( 2.57m x 2.18m )  
Having vinyl flooring, radiator and window to the front.

### **Bathroom**

7' 3" x 6' 5" ( 2.21m x 1.96m )  
Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail and vinyl flooring.

### **Outside Front**

To the front of the property there is a block paved driveway providing parking for multiple vehicles.

### **Rear Garden**

The rear garden has a lawn, patio area, pond, play area and climbing frame.

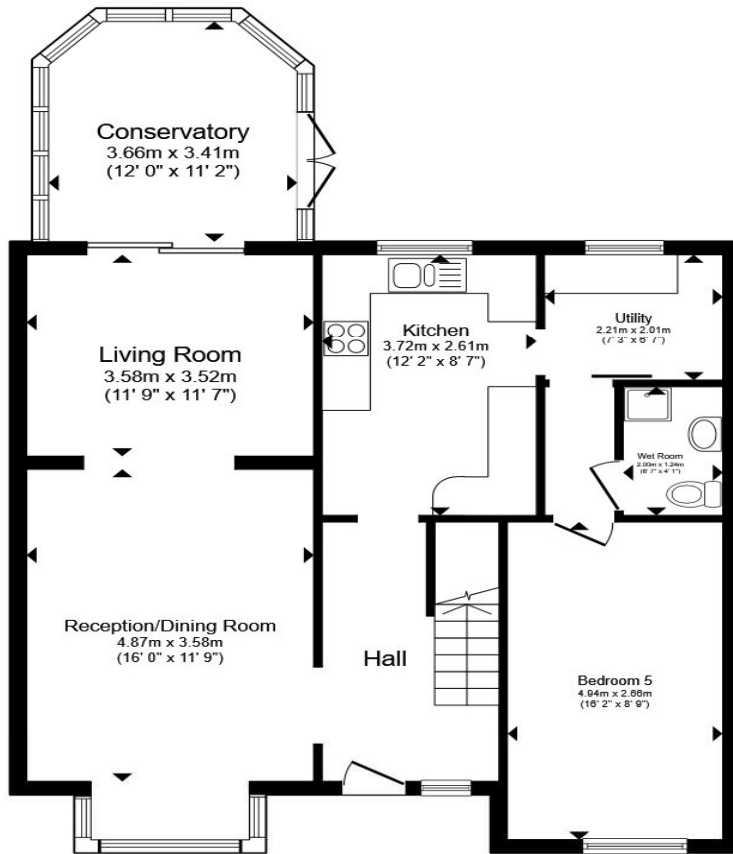
### **Outbuildings**

Currently being used as a gym and bar.

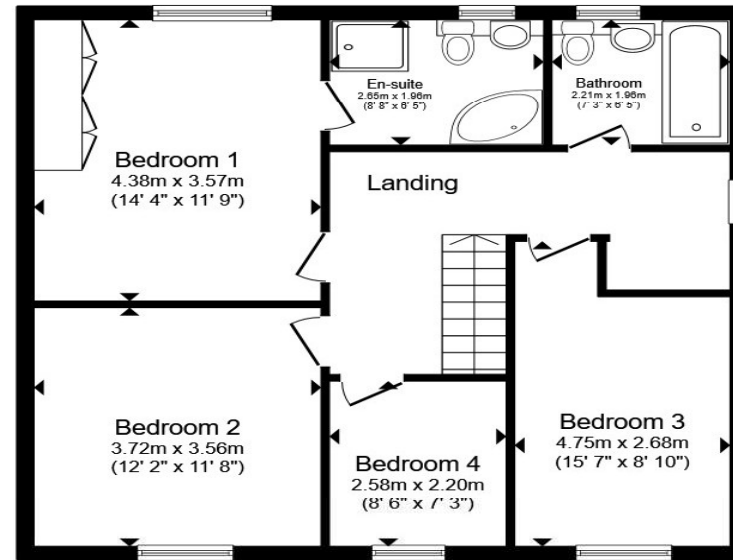


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**Ground Floor**



**First Floor**

Total floor area 188.7 m<sup>2</sup> (2,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## North Fen Road, Helpringham Sleaford

- Popular semi-rural village location
- Front to back lounge diner opening into conservatory
- Potential for-multi generational living
- Driveway & enclosed rear garden with childrens play area
- Three double bedrooms and a further single upstairs

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112981 - 0008

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william h brown



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)