



North Fen Road, Helpringham Sleaford NG34 0RR

welcome to

North Fen Road, Helpringham Sleaford

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.



view this property online williamhbrown.co.uk/Property/SNH112981



welcome to

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

view this property online williamhbrown.co.uk/Property/SNH112981



Property Ref:
SNH112981 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk