

***HIGH GATE,
HELPRINGHAM, NG34 0RD***



£260,000

A spacious and immaculately presented Three Bedroom Detached Family Home located close to the centre of this popular village with easy access to the A52. The property offers spacious accommodation and benefits from Oil Central Heating and Double Glazing, and the full accommodation comprises Hall, Lounge, Dining Room, Study, Kitchen, Three Good Size Bedrooms with En-Suite to master bedroom and Family Bathroom. Outside a drive provides Parking and the Rear Garden is fully enclosed with an outside W.C and further store.

Directions:

Travelling from Sleaford on the A17 towards Boston, turn right towards the village of Heckington. Upon reaching the centre of the village, at the crossroads turn right into Station Road and follow this road and continue through Great Hale and Little Hale and enter Helpringham. Continue past the Church and take the next left turn sign posted Swaton into Highgate. The property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the **Entrance Hall**.

Lounge: 4.27m (14'0") x 4.27m (14'0")

Having feature working fireplace with surround, rear entrance door dado rail, coved ceiling and radiator.

Dining Room: 4.27m (14'0") x 4.27m (14'0")

Having under stairs storage cupboard, further store cupboard, working fireplace and radiator.

Study: 2.57m (8'5") x 2.01m (6'7")

Having radiator.

Kitchen: 4.04m (13'3") x 3.45m (11'4")

Having a range of matching wall and base units with wooden worktop over, double Belfast sink with mixer tap, Range cooker with extractor hood over (included in the sale), integrated dishwasher, space and plumbing for washing machine, pan drawers, tiled splashbacks, downlighters, radiator and rear entrance door.

Stairs from the hall provide access to the First Floor Landing.

Bedroom 1: 4.27m (14'0") x 4.27m (14'0") max

Having feature working fireplace and radiator.

En-Suite:

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, shower cubicle with electric unit, chrome towel radiator and extractor fan.

Bedroom 2: 4.27m (14'0") x 4.27m (14'0") max

Having feature working fireplace and radiator.

Bedroom 3: 3.45m (11'4") x 2.24m (7'4")

Having airing cupboard and radiator.

Bathroom:

Being part tiled and having low level w.c, vanity hand washbasin with mixer tap, panelled bath with Victorian style mixer tap and electric shower over, shower screen, chrome towel radiator and extractor fan.

Outside:

A gravelled area provides **Off Road Parking** with a further paved area for further parking. A partially enclosed area houses the oil tank and is laid to gravel for ease of maintenance, and to the side of the property is a **Brick Built Store** and **Outside W.C.** A path provides access to the **Rear Garden**



Lounge



Dining Room



Study



Kitchen



Bedroom 1

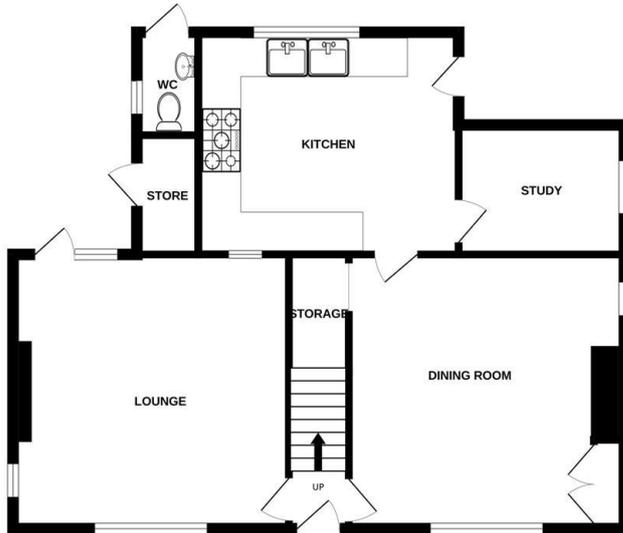
which is fully enclosed by timber fencing and mainly laid to lawn with a feature paved path, gravelled borders and further patio area.

Agent's Note:

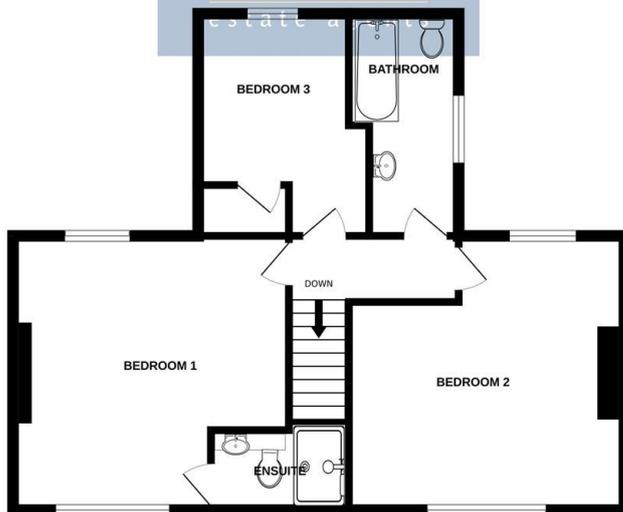
The driveway is accessed via a shared driveway.

Council Tax Band B.

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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Further Aspect



En-Suite



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 11/03/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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