

***HIGH STREET,
HELPRINGHAM, NG34 0RA***



£260,000

A deceptively spacious 4 Bed Semi-Detached House providing approximately 1349^{ft}2 of living space, located within the centre of this desirable village and offered to the market with No Onward Chain. The versatile accommodation benefits from Oil Central Heating and Double Glazing and comprises Entrance Hall, Living Room, Kitchen Diner, Lounge, Utility Room, Downstairs W.C., Four Bedrooms, and Family Bathroom. Outside the Rear Gardens are fully enclosed and particularly private, leading to a Driveway providing Off Road Parking and Single Garage. The property offers huge potential to be reconfigured if desired but currently serves a wonderful, character filled family home and therefore viewing is recommended.

Timber entrance door provides access to the entrance hall having two store cupboards, smoke alarm, and radiator.

Living Room: 5.28m (17'4") x 3.73m (12'3")

Having feature fireplace with stone surround, four wall light points, coved ceiling, and radiator.

Kitchen Diner: 4.95m (16'3") x 2.46m (8'1")

Having a range of matching wall and base units with worktop over, single stainless steel inset drainer sink with mixer tap, integrated electric oven, inset four ring electric hob with matching unit cooker hood over, space and plumbing for dishwasher, space for under counter fridge, tiled splashbacks, tiled floor, wood burning stove, understairs store cupboard, two further store cupboards, radiator, and arch leading to the lounge.

Lounge: 5.26m (17'3") x 3.66m (12'0")

Having patio door to the rear garden and radiator.

Utility Room: 3.07m (10'1") x 2.64m (8'8")

Having base units with worktop over, oil central heating boiler, space and plumbing for washing machine, space for condensing tumble dryer, space for under counter freezer, coved ceiling, and side entrance door.

Cloakroom:

Having close coupled W.C., vanity hand washbasin with electric hot water tap, tiled splashbacks, ceiling downlighter, and electric radiator.

Landing: 3.89m (12'9") x 2.46m (8'1") max

Stairs from the entrance hall provide access to the **First Floor Landing** having store cupboard and radiator.

Bedroom 1: 3.10m (10'2") x 3.71m (12'2")

Having radiator.

Bedroom 2: 2.26m (7'5") x 4.72m (15'6")

Having radiator.

Bedroom 3: 2.84m (9'4") x 3.68m (12'1")

Having radiator.

Bedroom 4: 2.31m (7'7") x 3.68m (12'1")

Having radiator.

Bathroom: 2.34m (7'8") x 2.46m (8'1") max

Having close coupled W.C., vanity hand washbasin with pillar taps, panelled bath with mixer tap, tiled splashbacks, store cupboard, and radiator.

Outside:

A shared block paved drive provides access to the driveway and **Single Garage 3.28m (10'9") x 4.78m (15'8")** having manual up and over door, power points, lighting, cold water tap, and personnel door. To the front of the property is a patio path which leads to a wrought iron gate, providing access to the rear gardens which are laid mostly to lawn with concrete path, timber gate providing access to the garage and parking area, all enclosed by timber fencing and mature hedging, and a timber shed is included.



Living Room



Kitchen Diner



Further Aspect



Lounge



Utility Room

Council Tax Band: C



TOTAL FLOOR AREA: 1349 sq.ft. (125.4 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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Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Rear View



Bathroom



Rear Garden



Garage & Parking

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 25/06/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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