

***ST ANDREWS CLOSE,
HELPRINGHAM, NG34 0RE***



£275,000

With the advantage of No Forward Chain and located within this small cul-de-sac setting within walking distance of the village centre, a well presented and well proportioned Two Bedroom Detached Bungalow with Garage and Ample Parking. This individual bungalow benefits from Double Glazing and Oil Central Heating to the full accommodation comprising Reception Hall, 23'5 Lounge Diner, 12'8 Dining Kitchen, Two Large Double Bedrooms and Wet Room Style Shower Room. There is more than ample parking to the front of the property which leads to the attached garage and the rear garden is enclosed. Early viewing is recommended.

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. Proceed over the bridge into Main Street and continue past the Church and turn left into High Gate. Turn left into St Andrews Close and the property is located at the head of the cul-de-sac.

A double glazed entrance door provides access to the **Reception Hall 3.56m (11'8") x 2.79m (9'2")** having airing cupboard, thermostat and radiator.

Lounge Diner: 7.72m (25'4") x 3.76m (12'4") narrowing to 2.97m (9'9") Having patio door to rear garden and three radiators.

Dining Kitchen: 5.71m (18'9") x 3.43m (11'3") narrowing to 2.31m (7'7") Having a range of wall and base units with worktop over, tiled splashbacks, inset sink, plumbing for washing machine, radiator, central heating boiler and store cupboard.

A door from the kitchen provides access to the:

Conservatory: 5.79m (19'0") x 2.31m (7'7")
Having side entrance door.

Bedroom 1: 4.19m (13'9") x 3.66m (12'0")
Having radiator and hand washbasin.

Bedroom 2: 3.89m (12'9") x 2.84m (9'4")
Having radiator, hand washbasin and built-in wardrobe.

Wet Room Shower Room:

Being fully tiled and having low level w.c, hand washbasin, electric shower unit and chrome towel radiator.

Outside:

A block paved drive provides Ample Parking and approaches the **Attached Garage 5.26m (17'3") x 2.44m (8'0")** having up and over door and loft storage. The remainder of the front has gravelled low maintenance borders and to the rear of the garage is an oil store. The **Rear Garden** has borders, a patio area, low maintenance gravelled borders and a shed is included.

Council Tax Band C.



Lounge



Dining Area



Dining Kitchen

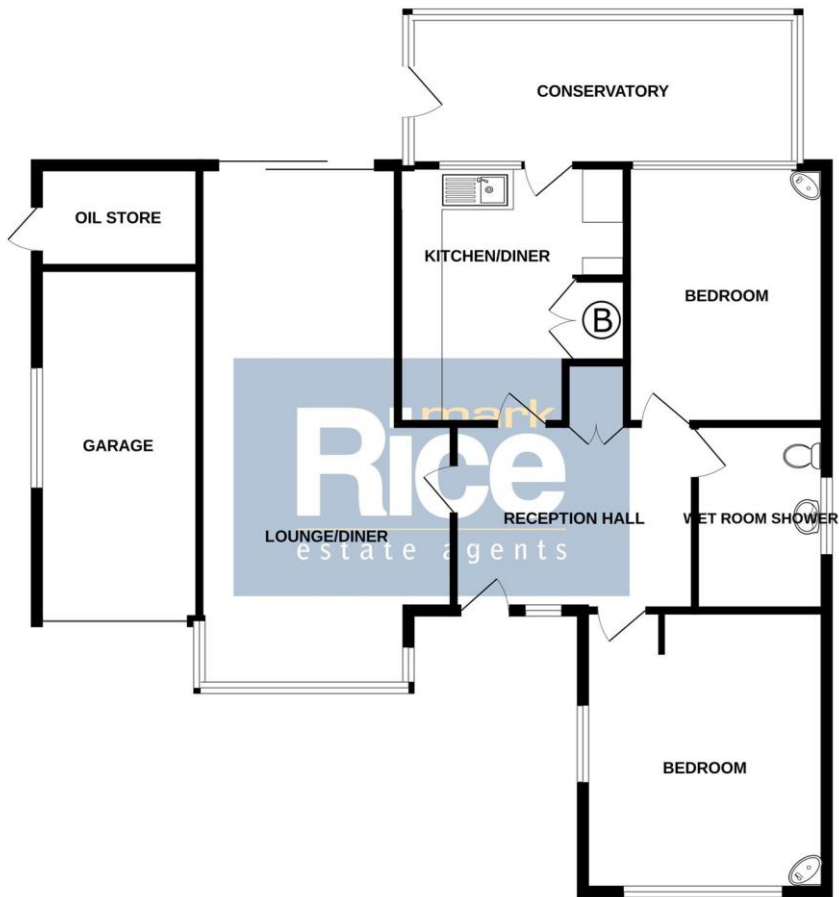


Conservatory



Bedroom 1

GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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Bedroom 2



Wet Room Shower Room



Rear Garden



Further Aspect



Further Aspect

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 25/08/26

Viewing Strictly by Appointment With Mark Rice Estate Agents
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