

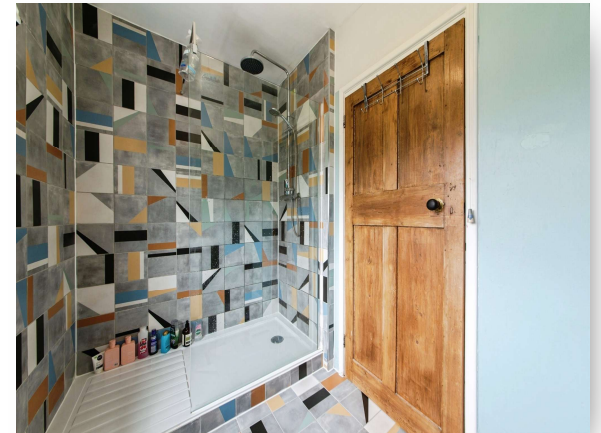


George Street, Helpringham Sleaford NG34 0RS

welcome to

George Street, Helpringham Sleaford

Versatile detached village home offering spacious and flexible accommodation, ideal for multi-generational living with a ground floor suite featuring an ensuite. Boasting generous reception space, kitchen diner, gravelled driveway and a large enclosed rear garden in a peaceful village setting.



Entrance Porch

Having tiled flooring and further door to the:

Hall

There is laminate flooring, radiator and stairs to the first floor.

Lounge

Featuring an open fire, TV point, radiator, wood flooring and window to the front.

Playroom / Snug

Having laminate flooring, radiator and window to the front.

Study

Having laminate flooring, radiator, window to the rear and double doors to:

Bedroom Four

Having a radiator and patio doors to the side.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, tiled flooring and window to the side.

Kitchen Diner

Fitted with a range of wall and base units with oak work surfacing over, sink, double oven space for fridge freezer, laminate flooring, radiator, patio doors to the rear and windows to the side and rear.

Utility

Having plumbing for washing machine, laminate flooring and windows to the side and rear.

First Floor Landing

Having a radiator and window to the rear.

Bedroom One

There is a built-in wardrobe, two radiators and windows to the front and side.

Bedroom Two

Having a radiator and window to the front.

Bedroom Three

There is a radiator and window to the rear.

Shower Room

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC, tiled flooring, radiator and window to the rear.

Separate WC

Fitted with a WC, radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a freestanding bath, wash hand basin, WC, heated towel rail, built-in cupboard, tiled flooring and window to the rear.

Outside Front

To the front of the property there is a gravelled driveway providing parking for multiple vehicles and lawn area.

Garage

Having a stable door and electric.

Rear Garden

The large enclosed rear garden has a lawn, patio seating area and two sheds.

Large Shed / Workshop

Having electric.



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welcome to

George Street, Helpringham Sleaford

- Well-presented detached home
- Downstairs bedroom with ensuite
- Large rear garden
- Ample parking with integral garage
- Multiple reception rooms
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113357 - 0003

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