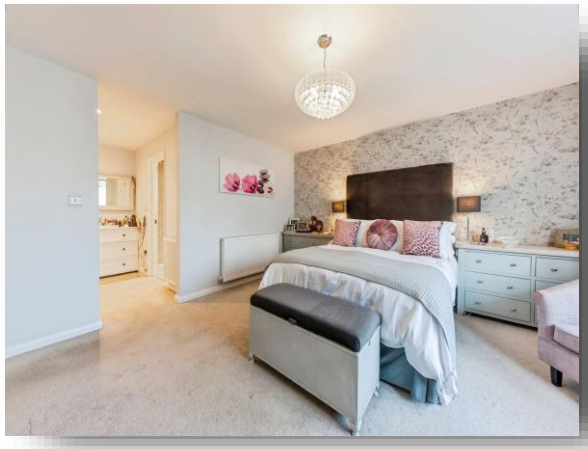
Highgate, Helpringham Sleaford NG34 0RD

william
h brown

welcome to

Highgate, Helpringham Sleaford

A truly exceptional detached bungalow, beautifully extended and finished to an outstanding standard. Boasting breathtaking open-plan living, a luxurious principal suite, gated driveway, double garage/workshop and stunning wrap-around gardens with a charming gazebo. A home that simply has to be seen.



Entrance Porch / Snug
Having tiled flooring with underfloor heating and two windows to the front.

Hall
There is a radiator, desk area and cupboard.

Boot Room
Having tiled flooring, cupboards and door to the front.

Lounge Kitchen Diner
The lounge area has a TV point, electric fan heater and three windows to the side.

The kitchen is fitted with a range of wall and base units with work surfacing over, sink, integrated appliances including an oven with microwave, steam oven, warming drawer, wine cooler, fridge freezer and dishwasher. There is an island with storage and breakfast bar, induction hob, TV point, tiled flooring, underfloor heating and walk-in pantry with units.

Utility
Having base units with work surfacing over, sink, drying rack, plumbing for washing machine, tiled flooring and underfloor heating.

Bedroom One
There is a TV point, radiator, bay window to the front with shutters.

Dresser
Having built-in wardrobes, dresser and radiator.

Ensuite
Fitted with a double shower, double wash hand basin, WC, electric mirror, shaver point, tiled flooring, radiator, storage cupboard and window to the side with shutter.

Bedroom Two
Having a TV point, radiator and window to the front with shutters.

Dresser
Having wardrobes.

Ensuite
Fitted with a shower, wash hand basin, WC, heated towel rail, tiled flooring and window to the side with blind.

Bedroom Three
Currently being used as a snug with a TV point, radiator and window to the side.

Bathroom
Fitted with a suite comprising of a bath with shower over, wash hand basin with storage below, WC, heated towel rail, tiled flooring and window to the side with blind.

Outside Front
To the front of the property there is gated access to a large gravelled driveway with EV charging point and mature lawn.

Double Garage / Workshop
Having two up and over doors, shelving, work bench, power and door to the rear.

Garden
The enclosed garden has a central pond, well established patio to the rear which is sheltered by a garden gazebo.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

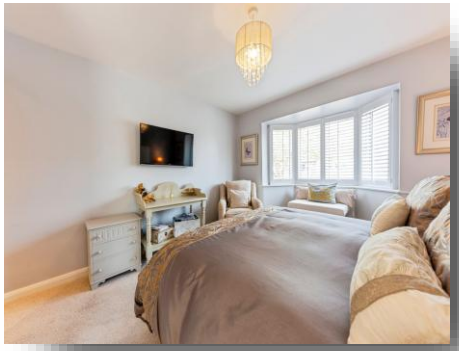
Highgate, Helpringham Sleaford

- One of a kind detached bungalow
- Double garage and driveway
- Stunning open plan lounge kitchen diner
- Solar panels and EV charging point
- Simply must view to appreciate the standard of finish

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SNH113349 - 0004

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.

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