

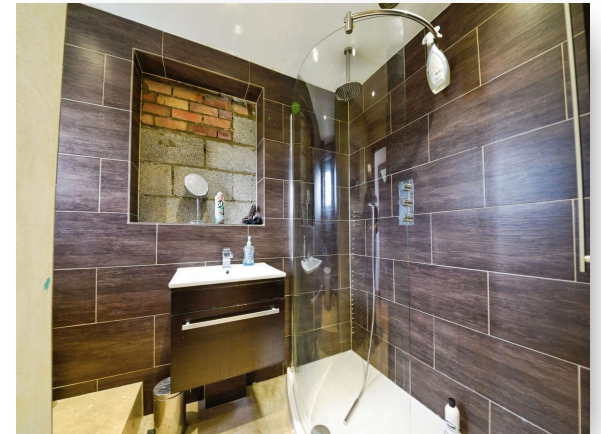


**St. Andrews Close, Helpringham Sleaford NG34 0RE**

**welcome to**

**St. Andrews Close, Helpringham Sleaford**

A well-positioned home in a quiet Helpringham cul-de-sac with modern kitchen fitted with island, and bi-fold doors to garden, plus a conservatory, wrap-around gardens and double garage with electric door. The property does require some modernisation but offers fantastic potential. NO CHAIN.



**Entrance Porch**

Having a window.

**Lounge**

18' 5" x 11' 8" max ( 5.61m x 3.56m max )

There are two radiators, TV point, windows to the front and rear and door to the:

**Conservatory**

15' 5" x 11' 7" ( 4.70m x 3.53m )

Having windows and log burner.

**Dining Room**

19' 1" x 12' 2" ( 5.82m x 3.71m )

Having two radiators and window to the rear.

**Kitchen**

20' 5" max x 14' 8" max ( 6.22m max x 4.47m max )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated NEFF oven & microwave, induction hob, fridge freezer, island with breakfast bar and wine cooler, two vertical radiators and bi-fold doors to the rear

**Utility Room**

7' x 5' 10" ( 2.13m x 1.78m )

Having base units with work surfacing over, pantry cupboard, radiator and door to the garden.

**Cloakroom**

Fitted with a wash hand basin, WC, heated towel rail, radiator and window.

**First Floor Landing**

Having a cupboard and window.

**Bedroom One**

11' 8" x 11' 6" ( 3.56m x 3.51m )

There is a built-in wardrobe, radiator and window to the rear.

**Bedroom Two**

11' 2" x 7' 11" ( 3.40m x 2.41m )

Having a radiator and window to the rear.

**Bedroom Three**

11' 8" x 6' 6" ( 3.56m x 1.98m )

There is a radiator and window.

**Shower Room**

8' 3" x 9' 7" ( 2.51m x 2.92m )

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC, heated towel rail and window.

**Outside Front**

To the front of the property there is a driveway providing parking for multiple vehicles.

**Garden**

There is a wrap-around garden with lawn and patio.

**Agents Note**

There are no building regulations on the works carried out on the property, therefore the property is only suitable for cash buyers.



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welcome to

## St. Andrews Close, Helpringham Sleaford

- Quiet cul-de-sac location in popular village
- Stunning modern fitted kitchen with bi-folds onto garden
- Potential for improvement in most areas
- Beautiful wrap around gardens
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112753 - 0007

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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.



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