



Shepherds Lane, Helpringham
£449,000



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Freehold



Key Features

- Brand New Detached Home In Helpingham
- Three Double Bedrooms, All With En Suites
- Ideal For Family Or Multi-Generational Living
- Stunning Open-Plan Kitchen/Family Space





An exceptional brand new detached home in the desirable village of Helpringham, this impressive property has been thoughtfully designed with multi-generational living at its heart. Built by a respected private developer and finished to an outstanding specification throughout, it offers a rare opportunity to acquire a home that effortlessly combines modern luxury, energy efficiency and flexible living.



The accommodation has been carefully planned to provide both shared family space and private independence where required. A generous ground floor double bedroom with its own en-suite shower room is ideal for elderly relatives wishing to avoid stairs, independent teenagers, long-term guests or even those looking to work from home with separate facilities. Upstairs, two further spacious double bedrooms each benefit from their own en-suite bathrooms, ensuring every occupant enjoys comfort and privacy.



The centrepiece of the home is the stunning open-plan kitchen, dining and family room, enhanced by an impressive vaulted ceiling that creates a wonderful sense of space and light. Designed for modern family life, it offers the perfect environment for everyday living and entertaining alike. A separate lounge provides a cosy retreat, while the generous utility room and downstairs WC add further practicality. Built with efficiency in mind, the property benefits from an air source heat pump, underfloor heating throughout the ground floor, high-quality fixtures and fittings, and a finish

that allows buyers to simply move straight in. Outside, generous gardens provide plenty of space for families to enjoy, while ample off-road parking and an attached double garage complete this exceptional home.

Whether you're looking to accommodate multiple generations under one roof, create flexible living arrangements for changing family needs, or simply enjoy the luxury of spacious, thoughtfully designed accommodation, this unique home offers a lifestyle rarely found in a brand new property.

Set on a private road within the charming village of Helpringham, this exceptional home enjoys a peaceful rural setting while remaining well connected for everyday convenience. The village offers a welcoming community atmosphere with a primary school, village shop, traditional pub and picturesque countryside walks, making it an ideal location for families and those seeking a quieter pace of life. The nearby market town of Sleaford provides a comprehensive range of supermarkets, independent shops, cafes, restaurants, leisure facilities and well-regarded schools, while rail services from Heckington and Sleaford offer regular connections to Lincoln, Peterborough, Nottingham and beyond. Excellent road links via the B1394, A17 and A52 provide easy access to surrounding towns and cities, making Helpringham a superb choice for those looking to enjoy village living without compromising on accessibility.





Entrance Hall

Lounge

5.52m x 3.48m (18'1" x 11'5")

Open Plan Kitchen Diner

10.7m x 3.5m (35'1" x 11'6")

Utility Room/Kitchen

4.72m x 2.62m (15'6" x 8'7")

WC

Bedroom One

3.8m x 4.29m (12'6" x 14'1")

En Suite

Landing

Bedroom Two

3.95m x 3.48m (13'0" x 11'5")

En Suite

Bedroom Three

3.67m x 3.49m (12'0" x 11'6")

En Suite

Double Garage

6.14m x 6.26m (20'1" x 20'6")

Outside



Agents Note

Please note that some images used within this marketing material have been digitally enhanced and include AI-generated landscaping concepts to illustrate the potential of the property once completed. These images are for indicative purposes only and may not represent the final appearance, layout, finishes, boundaries or landscaping. Prospective purchasers should rely on physical inspection, architectural plans and specifications provided by the developer.

Agents Note

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Floorplan



Total area: approx. 195.6 sq. metres (2105.3 sq. feet)
16 Shepherds Lane, Helpringham



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