

***GEORGE STREET,
HELPRINGHAM, NG34 0RS.***



£219,500

With the advantage of No Forward Chain and in a non estate position close to the Village Green and amenities is this Individual Three Bedroom Detached Bungalow currently undergoing redecoration and improvement and the purchasers will have a choice of carpets. The property could be extended in the roof space, subject to the necessary permissions. The bungalow benefits from Oil Central Heating and Double Glazing and has been extended to provide good sized accommodation comprising Reception Hall, 14'6 x 13'6 Dining Kitchen, Lounge, Three Double Bedrooms and Bathroom. There are front gardens and a drive provides more than Ample Parking with further parking under the Carport which will be renewed. The Fully Enclosed Rear Gardens provide a particularly high degree of shelter and privacy and early viewing of this property is highly recommended.

Directions:

Travelling from Sleaford on the A17, turn right towards the village of Heckington. Continue into the centre of the village and at the crossroads turn right into Station Road. Proceed out of the village through the further villages of Great Hale and Little Hale and continue towards Helpringham. Once in the village continue to the Village Green and turn left and proceed straight ahead into George Street. The bungalow is located on the right hand side as indicated by our 'For Sale' board.

Location:

Helpringham is a popular village with amenities comprising Public House, Garage, Primary School, Post Office and General Stores and is situated close to the larger village of Heckington with amenities to cater for most day to day needs, tourist attractions, Doctor's surgery and railway station with services to surrounding areas.

Double glazed entrance door provides access to the **Reception Hall** having airing cupboard, radiator, loft access and coved ceiling.

Lounge: 4.17m (13'8") x 3.94m (12'11")

Having bay window double radiator, dado rail, electric fire with surround, coved ceiling and picture rail.

Dining Kitchen: 4.42m (14'6") x 4.11m (13'6")

Having extensive range of wall and base units, worktop, 1½ bowl single drainer inset sink with monobloc tap, built-in double oven, inset ceramic hob, cooker hood, tiled floor, double glazed rear entrance door, breakfast bar area, wine rack, tiled splashbacks, boiler, plumbing for automatic washing machine and coved ceiling.

Bedroom 1: 4.09m (13'5") x 3.43m (11'3")

Having radiator, dado rail, picture rail and coved ceiling.

Bedroom 2: 3.73m (12'3") x 2.84m (9'4")

Having radiator, dado rail, picture rail and coved ceiling.

Bedroom 3: 3.17m (10'5") x 3.00m (9'10")

Having radiator, dado rail, picture rail and coved ceiling.

Bathroom:

Having corner bath, electric shower unit over, pedestal hand washbasin over, low level w.c, tiled floor, tiled splashbacks, radiator, extractor fan and coved ceiling.

Outside:

The front gardens are laid mostly to lawn and a drive provides **Parking** and continues under the **Carport** with further parking areas. There is a gate to the side of the property and double opening gates from the carport also provide access to the **Rear Gardens** having lawn with a patio area adjacent to the bungalow, Shed and a cold water tap is fitted.



Lounge



Dining Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



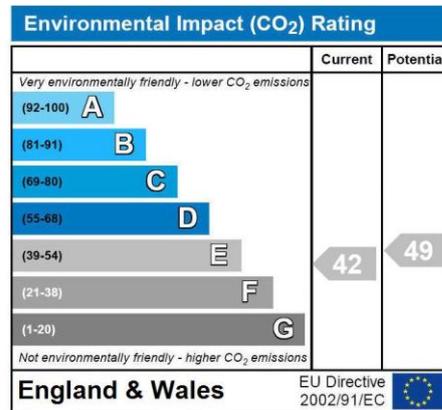
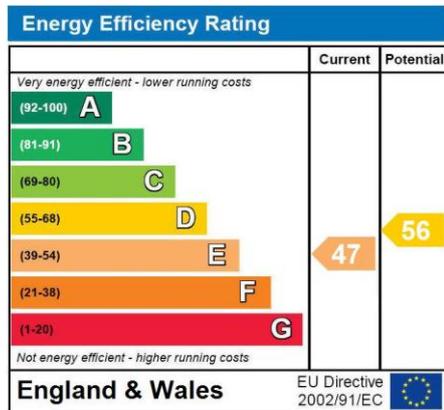
TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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Bathroom



Rear Gardens



Agents Note:

Legal completion cannot take place until end of August 2018

Agents Note 2:

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 15/9/17

Viewing Strictly by Appointment With Mark Rice Estate Agents

Telephone 01529 414488

A virtual tour is available to view online at www.markrice.co.uk