

***WILLOUGHBY CLOSE,
HELPRINGHAM, NG34 0RX***



£275,000

A spacious 3 Bedroom Detached Bungalow situated on a Larger Than Average Plot and tucked away in a small cul-de-sac within the popular village of Helpringham. Offering a good sized garden to the rear and parking for a number of vehicles to the front and internal accommodation comprising Entrance Hall, 22'8" Lounge Diner, Kitchen, Three Bedrooms with w.c. En-Suite to the master and Bathroom. The property further benefits from full Double Glazing and the Garage has been divided to provide storage to the front, workshop and a potting shed to the rear. Further garden space to the rear has been acquired to provide a superb private retreat and offers a greenhouse, summer house and shed. Viewing of this property is strongly recommended to fully appreciate the space and the surroundings.

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.

Directions:

Travelling from Sleaford on the A17, turn right towards the village of Heckington. Proceed to the centre of the village and at the crossroads turn right onto Station Road. Continue out of the village and through Great Hale and Little Hale, and proceed into Helpringham. Once in the village take the second turning on the left onto North Fen Road and take the second turning on the right into Willoughby Close where the property is located on the right hand side.

Part glazed double glazed door provides access to the Entrance Hall having storage cupboard and electric night storage heater.

Lounge Diner: 6.91m (22'8") x 4.98m (16'4")

Having coved ceiling, two electric night storage heaters, bow window and feature Calor gas fire with surround.

Kitchen: 2.29m (7'6") x 3.28m (10'9")

Having wall and base units with worktop over, 1 1/2 inset stainless steel drainer sink with monobloc tap, tiled splashbacks, space for electric cooker, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, tiled floor, electric night storage heater and rear entrance door.

Sun Room: 1.45m (4'9") x 5.31m (17'5")

Being South facing and of timber construction, with access doors to both the front and rear.

Bedroom 1: 3.35m (11'0") x 3.84m (12'7")

Having electric night storage heater.

En-Suite:

Having low level w.c and corner hand washbasin with mixer tap.

Bedroom 2: 3.45m (11'4") x 2.34m (7'8")

Having electric night storage heater.

Bedroom 3: 2.06m (6'9") x 2.46m (8'1")

Having electric night storage heater.

Bathroom:

Being 1/2 tiled and having low level w.c, pedestal hand washbasin with mixer taps, panelled bath with mains fed shower attachment, tiled floor, airing cupboard and electric night storage heater.



Lounge Diner



Further Aspect



Kitchen



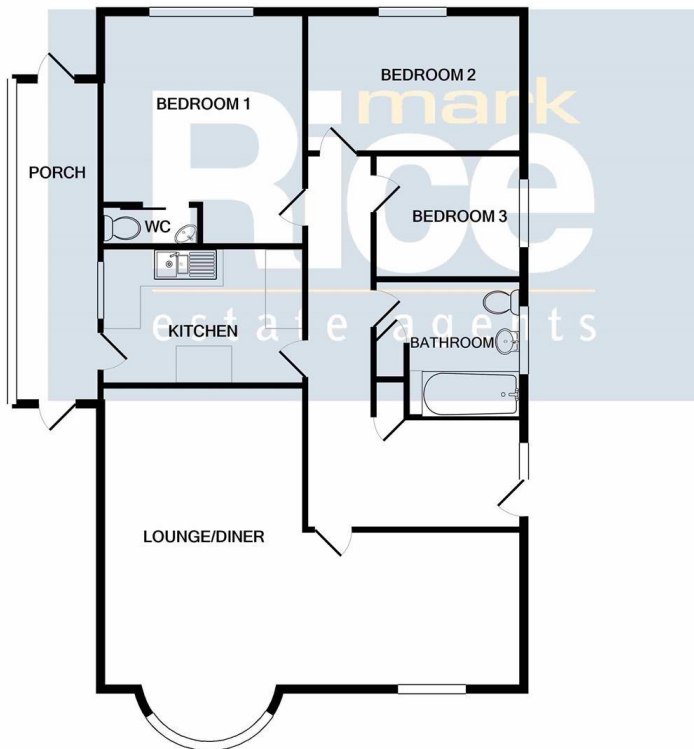
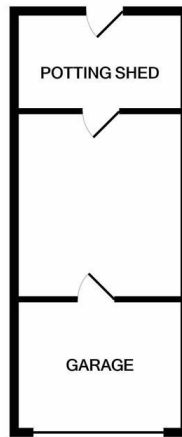
Sun Room



Bedroom 1

Outside: 2.79m (9'2") x 1.68m (5'6")

A block paved drive provides off road parking for a number of vehicles and approaches the **Single Garage** which has been divided to provide storage to the front 2.79m (9'2") x 2.18m (7'2") having up and over door, power points and access door to the workshop 2.79m (9'2") x 3.07m (10'1") having shelving, workbenches, lights and power points, and door to potting shed 2.79m (9'2") x 1.68m (5'6") having light and rear access door. The remainder of the front is laid to gravel and a timber gate provides access to the rear garden which is a particular feature of this property, having various characteristic areas including low maintenance patio and gravelled area with summer house, large green house, further smaller green house, and shed. Featured lawned area with a variety of mature hedging and trees, well stocked borders, and all enclosed by timber fencing and mature hedging. A cold water tap is fitted.



TOTAL APPROX. FLOOR AREA 1136 SQ. FT. (105.5 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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Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note:

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 01/10/21

Viewing Strictly by Appointment With Mark Rice Estate Agents
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