

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



New Price £365,000

An individually designed and well presented Three/Four Bedroom Detached Bungalow in this non estate setting on the edge of the village, with views over paddocks to the rear. The well designed property offers spacious accommodation which benefits from Solar Panels, Double Glazing, UPVC Soffits and Fascias, Electric Heating and part Air Conditioning. The bungalow is located in an enviable position and has accommodation comprising Entrance Porch, Hall, Cloakroom, 19'1 x 14'2 Lounge, 22'8 Dining Kitchen, Utility Room, Three Bedrooms with En-Suite to the master bedroom, Separate Dining Room/Bedroom Four and Bathroom. The property is located within grounds of approximately a quarter of an acre with a drive providing Parking to the front and approaching the Garage. The low maintenance rear garden is not overlooked and to appreciate the design of this superb bungalow and its location, early viewing is highly recommended.

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 towards Boston, turn right towards the village of Heckington. Upon reaching the centre of the village, at the crossroads turn right into Station Road. Follow this road out of the village and into Helpringham and once in the centre of the village, at the village green, turn left and continue straight ahead into George Street. The property is located on the right hand side and if leaving the village and is indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Porch with a further door to the Hall having wall light points, airing cupboard, and air conditioning unit.

Cloakroom:

Having low level w.c, and pedestal hand washbasin.

Lounge: 5.82m (19'1") x 4.32m (14'2") narrowing to 4.17m (13'8")

Having two picture windows to the rear, French doors to the garden, air conditioning unit and electric heater.

Dining Room/Bedroom 4: 3.56m (11'8") x 2.92m (9'7")

Having electric heater, two display recesses and wall light point.

Dining Kitchen: 6.91m (22'8") x 3.10m (10'2")

Having wall and base units, worktop, French doors to garden, air conditioning unit, double oven, electric hob, cooker hood, double bowl single drainer sink with monobloc tap, built-in dishwasher and fridge freezer and tiled splashbacks.

Utility Room: 3.45m (11'4") x 2.29m (7'6")

Having wall and base units, worktop, inset sink, tiled splashbacks and plumbing for washing machine.

Bedroom 1: 3.78m (12'5") x 3.56m (11'8")

Having electric wall heater, built-in wardrobes with sliding doors, three wall light points and coved ceiling.

En-Suite:

Being 'L' shaped and having separate shower cubicle with mains fed unit, low level w.c, pedestal hand washbasin, chrome towel radiator, electric wall heater and tiled splashbacks.

Bedroom 2: 3.56m (11'8") x 3.48m (11'5")

Having electric wall heater, built-in wardrobes and coved ceiling.



Lounge



Further Aspect



Dining Room/Bedroom 4



Dining Kitchen



Further Aspect

Bedroom 3: 2.31m (7'7") x 1.98m (6'6")
 Having electric wall heater.

Bathroom:

Having 'P' shaped shower bath with mixer tap and shower attachment, vanity hand washbasin with mixer tap, low level w.c, electric wall heater and tiled splashbacks.

Outside:

The bungalow is located within grounds of approximately a quarter of an acre and has substantial gardens to the front which are laid to lawn with borders. A block paved drive provides **Ample Parking** and approaches the **Garage 4.11m (13'6") x 3.48m (11'5")** having electric shutter door and light and power points. The **Rear Garden** is laid to lawn with a block paved patio and borders..



Utility Room



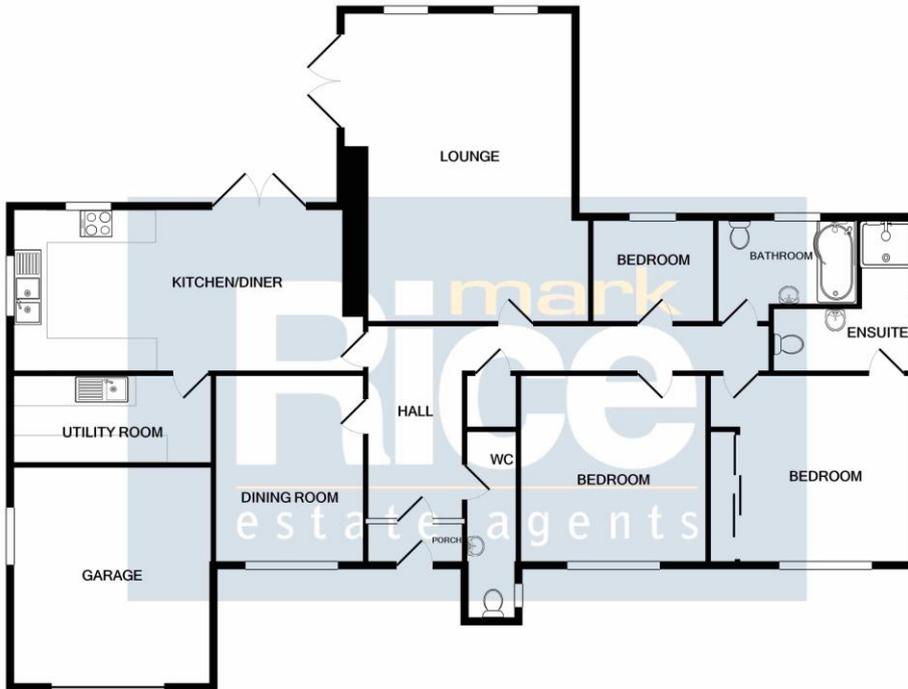
Bedroom 1



En-Suite



Bedroom 2



TOTAL APPROX. FLOOR AREA 1435 SQ.FT. (133.3 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.
 Made with Metropix ©2022



Bedroom 3



Bathroom



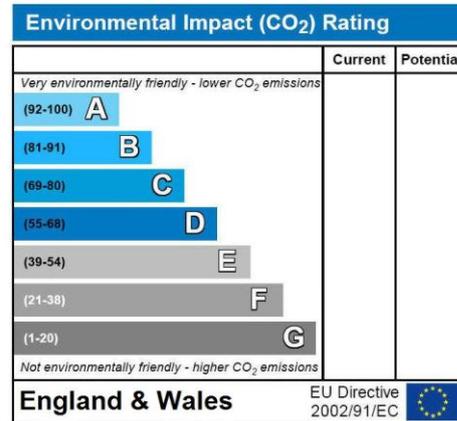
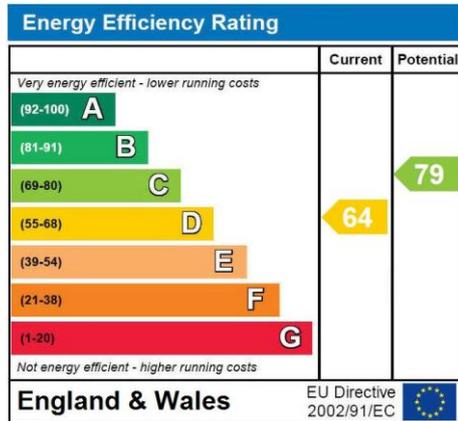
Rear Garden



View to Rear



Front Garden



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 23/2/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**