

Connells

St. Andrews Close
Helpringham Sleaford

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Helpringham Sleaford NG34 0RE

for sale offers in the region of
£360,000







Property Description

Occupying an enviable position within a cul-de-sac in the sought-after village of Helpringham, this three-bedroom detached home presents a fantastic opportunity for families and buyers seeking generous living accommodation, excellent outdoor space and the chance to add their own stamp to a property.

The heart of the home is the kitchen, fitted with a range of contemporary units, quality work surfaces and a central island creating the perfect space for cooking & entertaining. Bi-fold doors open directly onto the garden, blending indoor and outdoor living.

The ground floor offers a wealth of versatile accommodation, comprising a dining room, spacious lounge and a conservatory overlooking the garden. A utility room and cloakroom complete the downstairs accommodation.

To the first floor, the landing leads to three well-proportioned bedrooms, all benefiting from excellent natural light.. A modern shower room serves all bedrooms.

Externally, the property continues to impress with mature wrap-around gardens providing a high degree of privacy and plenty of space for outdoor entertaining. To the front, a substantial driveway provides ample off-road parking and leads to a double garage with electric door.

Offered to the market with no onward chain, this is a rare opportunity to acquire a detached village home combining modern features with exciting potential for further improvement, all within easy reach of local amenities, schooling and countryside walks.

Entrance Hall

Providing access to the principal ground floor accommodation.

Cloakroom

Fitted with a low-level WC, wash hand basin and window to the front aspect.

Dining Room - 18' 5" X 11' 2"

Stairs rising to the first floor, access to both the kitchen and lounge, window to the rear aspect.

Lounge - 18' 5" X 11' 8"

Windows to the front & rear aspect, access through to the garden room.

Garden Room - 15' 0" X 13' 1"

Flooded with natural light, overlooking the gardens with access outside.

Kitchen - 17' 5" X 14' 9"

Fitted with a range of modern wall and base units complemented by extensive work surfaces and a central island. Offering excellent storage with bi-fold doors opening directly onto the garden.

Utility Room - 7' 7" X 5' 11"

Providing additional storage and appliance space with further access to the rear garden.

First Floor Landing

Providing access to all bedrooms and the shower room, with window to the front aspect.

Bedroom One - 11' 8" X 10' 8"

Window to the rear aspect.

Bedroom Two - 11' 2" X 8' 5"

Window to the rear aspect.

Bedroom Three- 11' 8" X 6' 7"

Window to the front aspect.

Shower Room - 8' 10" X 8' 0"

Walk-in shower enclosure, wash hand basin and low-level WC, window to the front aspect.

Double Garage- 20' 6" X 15' 9"

Featuring an electric door, power and lighting, providing excellent storage, workshop potential or secure vehicle parking.

Outside

Wrap-around gardens offering an excellent degree of privacy, with lawned areas and mature planting.

To the front, a generous driveway provides parking for multiple vehicles and leads to the double garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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







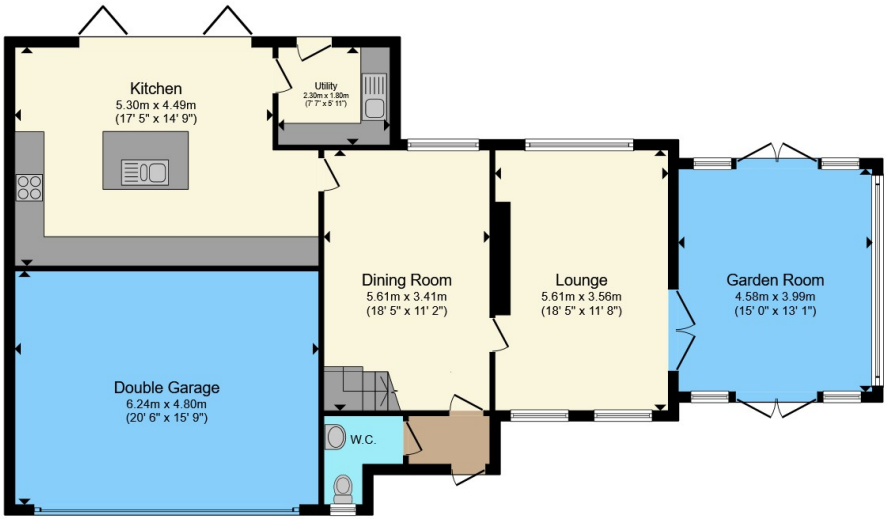




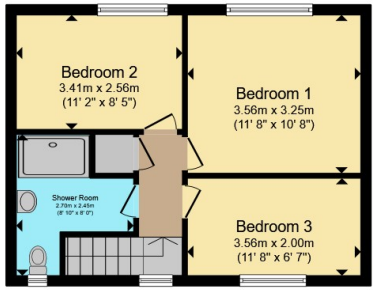








Ground Floor



First Floor

Total floor area 161.7 m² (1,740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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2 Watergate
GRANTHAM NG31 6PR

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.