

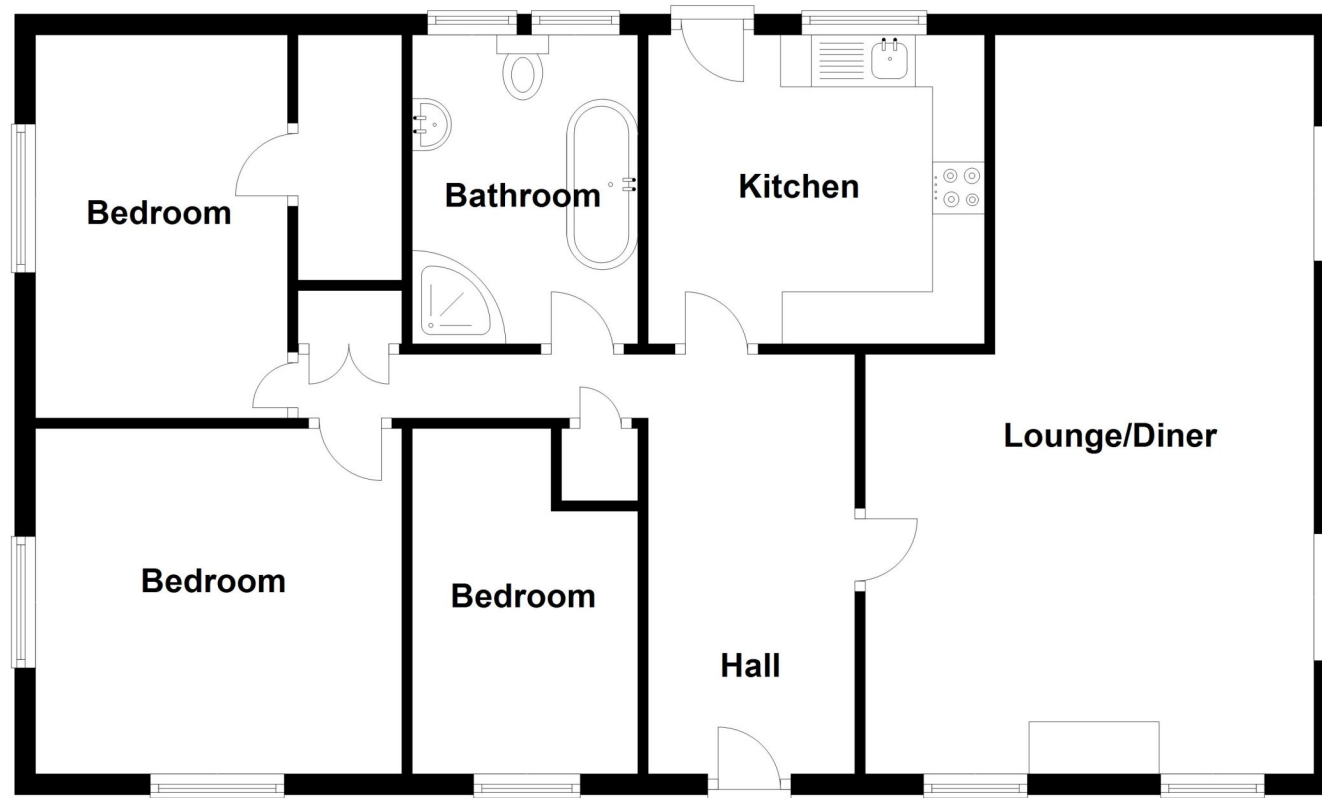
Wheelwrights Lane, Helpringham, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 87.4 sq. metres (941.1 sq. feet)



Total area: approx. 87.4 sq. metres (941.1 sq. feet)



3 Wheelwrights Lane, Helpringham, Sleaford, Lincolnshire, NG34 0RY

£229,950 Freehold

NO CHAIN Offered for sale with no onward chain is this Three Bedroom Detached Bungalow sitting on an extremely generous plot with ample parking, and a non-overlooked Southerly aspected rear garden. The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Three Bedrooms and a four piece suite Family Bathroom. There is also a Detached Garage at the bottom of the driveway.

NO CHAIN | AMPLE PARKING | NON OVERLOOKED REAR GARDEN | NON ESTATE | IDYLIC VILLAGE LOCATION | DETACHED GARAGE | FOUR PIECE SUITE FAMILY BATHROOM



Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

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See things differently.



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ACCOMMODATION

Entrance Hall - With UPVC part glazed door to side aspect, power points, airing cupboard and coving to ceiling.

Lounge/Diner - 22'1" x 14'2" (6.73m x 4.32m) Being dual aspect with two UPVC windows to side aspect and two UPVC windows to front aspect, fireplace with inset multi fuel burner on one hearth and wooden surround, TV point, power points and coving to ceiling.

Kitchen - 10'7" x 9'9" (3.23m x 2.97m) Benefitting from a range of base and eye level units with bevelled edge worktop over, electric hob with extractor hood over, ceramic sink, electric oven and grill, tiled splashbacks, built in fridge, space and plumbing for washing machine, UPVC windows to rear and side aspect, tiled flooring, part glazed UPVC door to rear aspect and coving to ceiling.

Bedroom One - 11'4" x 11' (3.45m x 3.35m) With UPVC window to front and side aspect, power points, TV point and coving to ceiling.

Bedroom Two - 10'8" x 7'5" (3.25m x 2.26m) Having UPVC window to side aspect, power points, built in wardrobe and coving to ceiling. m

Bedroom Three - 10'7" x 8'1" (3.23m x 2.46m) With UPVC window to front aspect, power points and coving to ceiling.

Family Bathroom - 8'6" x 7'1" (2.6m x 2.16m) Being fully tiled and benefitting from a four piece suite comprising panel bath, corner shower cubicle with electric shower over, hand wash basin, low level w/c, extractor fan, coving to ceiling and UPVC window to rear aspect.

Outside - The rear garden is principally laid to lawn with a large paved patio area, the property is non overlooked, southerly aspected and there are numerous established plants, trees and shrubs. To the front of the property there is a large tarmac driveway approached via a five bar gate offering ample off street parking. There is also a gravelled area edged with mature plants and hedging.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

