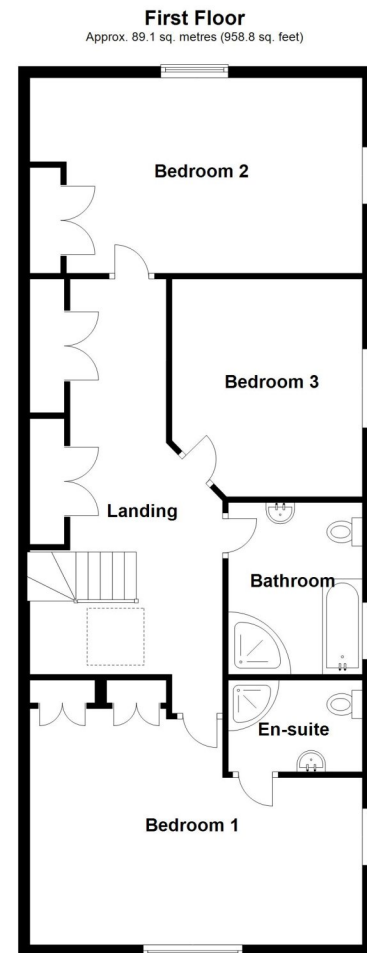
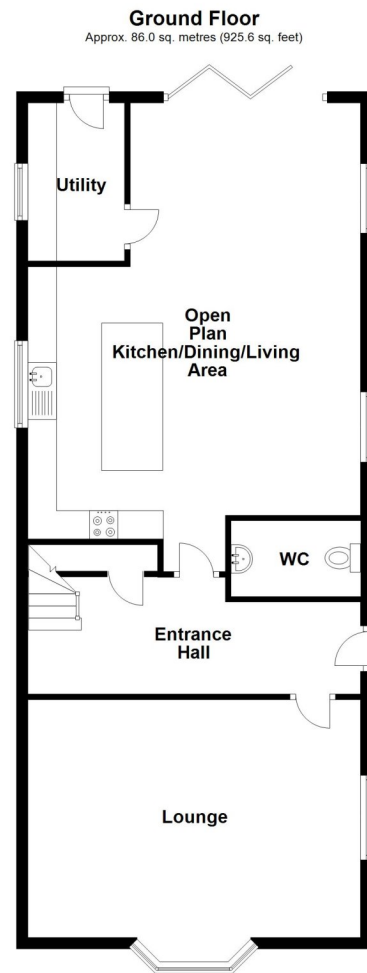


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Current	Potential
81	88



Total area: approx. 175.1 sq. metres (1884.4 sq. feet)



40 High Street, Helpringham, Lincolnshire, NG34 0RA

£350,000 Freehold

Nestled in the heart of the idyllic village of Helpringham, is this STUNNING and IMMACUTELY presented Three Double Bedroom Detached home. Built less than 5 years ago and boasting in excess of 1800 sq ft, the property is finished to a high specification throughout and has a fantastic open plan Kitchen/Living Room with bi-folding doors opening onto the walled garden. There is a large Entrance Hall providing access into the Kitchen as well as the spacious Lounge which has a bay fronted window facing south, making this an extremely light and airy room. To the first floor, there is Three well-proportioned Bedrooms, with the Master Bedroom having a fully tiled En-Suite and built in wardrobes. Outside the property, the walled garden is principally laid to low maintenance paving with edged borders well stocked with established plants and shrubs. There is two separate side gates with one of them providing access to the block paved driveway and Detached Garage.

A viewing is highly advised to appreciate the quality of this home.

VILLAGE CENTER LOCATION | STUNNING OPEN PLAN KITCHEN LIVING AREA | LOUNGE WITH BAY FRONT WINDOW | PARKING & GARAGE | IMMACULATEDLY PRESENTED | WELL MAINTAINED GARDENS | IN EXCESS OF 1800 SQ FT | THREE FANTASTIC DOUBLE BEDROOMS



ACCOMMODATION

Entrance Hall

Lounge - 19'2" (5.84) x 14'6" (4.42) (Max Measurements)

Downstairs Cloakroom - 7'2" x 4'5" (2.18m x 1.35m)

Open Plan Kitchen/Dining/Living Area - 24'7" (7.5) x 19'2" (5.84) (Max Measurements)

Utility Room - 9' x 5'6" (2.74m x 1.68m)

Bedroom One - 19'2" x 16'9" (5.84m x 5.1m)

En-Suite Shower Room - 7' x 5' (2.13m x 1.52m)

Bedroom Two - 19'2" x 11'3" (5.84m x 3.43m)

Bedroom Three - 11'6" x 10'6" (3.5m x 3.2m)

Family Bathroom - 9'11" x 7'9" (3.02m x 2.36m)

Detached Garage - 18' x 10' (5.49m x 3.05m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

