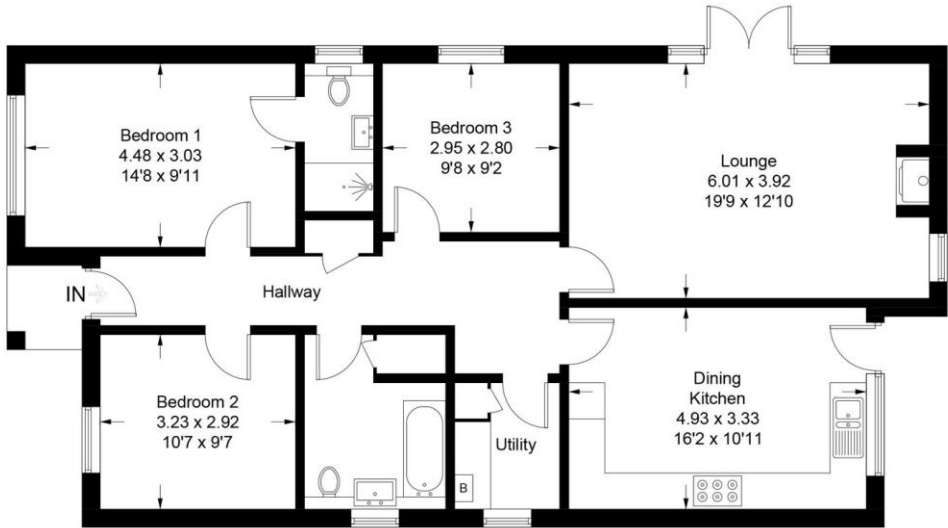
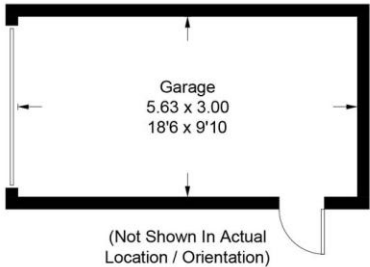


EPC TO FOLLOW

38 High Street

Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft
Garage = 16.9 sq m / 182 sq ft
Total = 119.6 sq m / 1287 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



38 High Street, Helpringham, Lincolnshire, NG34 0RA

£375,000 Freehold

Occupying a generous plot, this well-presented three-bedroom detached bungalow offers spacious and practical accommodation of approximately 1,100 sq ft, together with a detached garage, ample off-road parking and a particularly impressive rear garden with open field views and access to green lane.

Spacious Three-Bedroom Detached Bungalow | Approximately 1,105 Sq Ft Of Accommodation | 19'9" Lounge With Wood-Burning Stove | Kitchen Diner And Separate Utility Room | Principal Bedroom With En-Suite | Large Mature Rear Garden | Ample Driveway Parking And Detached Garage | Solar Panels Fitted | Well Presented Throughout | Generous Plot And Village Location



The accommodation begins with a welcoming entrance hallway leading to a superb 19'9" lounge. This bright and comfortable room benefits from windows to two aspects, a feature fireplace with wood-burning stove and French doors opening directly onto the garden.

The 16'2" kitchen diner is fitted with an extensive range of units and provides plenty of workspace, room for a dining table and direct access outside. A separate utility room offers further storage and space for appliances. There are three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a family bathroom.

The property is presented in excellent order throughout, with a neutral finish making it ready for its next owner to move straight into. Solar panels are fitted to the roof, while the predominantly single-storey layout should appeal to a wide variety of purchasers.

Outside, a large gravelled driveway provides parking for several vehicles and leads to the detached garage. The substantial rear garden is mainly laid to lawn with



established planted borders and a paved seating area adjoining the bungalow. Beyond the main lawn is a productive kitchen garden with a greenhouse, growing beds and fruit cages, making the outdoor space a real highlight of the home.

ACCOMMODATION

Entrance Hall

Lounge - 19'9" x 12'10" (6.02m x 3.9m)

Dining Kitchen - 16'2" x 10'11" (4.93m x 3.33m)

Bedroom 1 - 14'8" x 9'11" (4.47m x 3.02m)

En-Suite Shower Room

Bedroom 2 - 10'7" x 9'7" (3.23m x 2.92m)

Bedroom 3 - 9'8" x 9'2" (2.95m x 2.8m)

Family Bathroom

Garage - 18'6" x 9'10" (5.64m x 3m)

Agents Note - The vendor informs us that the solar panels, give a net profit on energy costs.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C