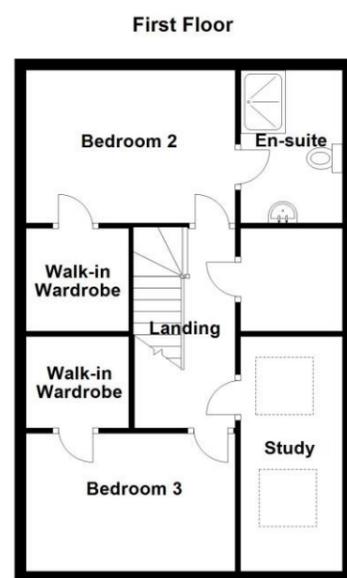
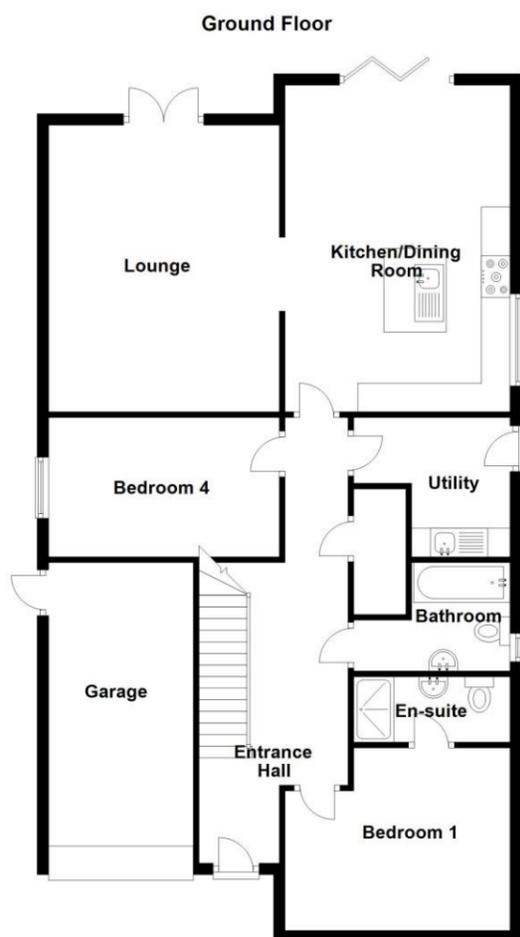




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 38 Vicarage Lane, Helpringham, Sleaford, Lincolnshire, NG34 0RP

£425,000 Freehold

WOW! This brand new Four Bedroom Detached Home is situated in an edge of village position with ample parking and stunning countryside views, located in Helpringham. The property is finished to a high specification throughout with bifolding doors out onto the garden from the Kitchen, with a vaulted ceiling and more windows above the bi-folds to create an impressive light and airy room. There is also underfloor heating to the ground floor and radiators to the first floor which is from the air source heat pump. The internal accommodation comprises of Entrance Hall, Kitchen/Dining Room, Lounge with French doors to the rear Utility Room, Downstairs Bathroom, Two Downstairs Bedrooms & a Shower Room. To the first floor there is Two further Bedrooms with walk in wardrobes to both, a Study, and an En-Suite Shower Room. To the front property there is a large gravel driveway providing off street parking for numerous vehicles leading to the integral garage which has light, power and an electric roller door.

Stunning New Build | Four Double Bedrooms | Lounge with French doors | Kitchen/Dining with bi-folding doors | Countryside Views to the Rear | Ample Parking | Spacious Accommodation



## ACCOMMODATION

Entrance Hall

Living Room - 16'5" x 13'2" (5m x 4.01m)

Kitchen/Diner - 18'4" x 12'11" (5.6m x 3.94m)

Utility - 8'11" x 7'10" (2.72m x 2.4m)

Bedroom One - 12'10" x 10'5" (3.9m x 3.18m)

En-Suite Shower Room

Bedroom Four - 13'10" x 8' (4.22m x 2.44m)

Bedroom Two - 11'11" x 8'7" (3.63m x 2.62m)

En-Suite Shower Room

Family Bathroom

Bedroom Three - 11'11" x 7'11" (3.63m x 2.41m)

Study - 13' x 5'11" (3.96m x 1.8m)

Garage - 17'11" x 8'3" (5.46m x 2.51m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

