



EPC TO FOLLOW



Total area: approx. 261.3 sq. metres (2812.1 sq. feet)



Plot 4, George Street, Helpringham, Lincolnshire, NG34 0RS

£599,950 Freehold

Built by a highly reputable local builder, Hanworth Property Developments, this brand new family home offers generous living space, quality finishes and a real attention to detail throughout.

Brand New Executive Home | Four Double Bedrooms | Solid Oak Doors & Staircase | Solid Oak Worktops | Underfloor Heating Throughout Ground Floor | Battery Supported Solar Array | Ultra Efficient Air Source Heat Pump | Natural Stone Tiling To Bathrooms | Double Garage With EV Charger | Garden With Open Field Views



DESCRIPTION

The front door opens into a welcoming hallway with a beautiful solid oak staircase, setting the tone for the quality found throughout. The main living room is a fantastic size, featuring a striking exposed brick wall, multi-fuel stove and wide bi-fold doors opening onto the patio and garden.

At the heart of the home is the impressive kitchen and dining room, fitted with solid oak worktops and a full range of integrated appliances including a fridge freezer, dishwasher, double oven, microwave, induction hob and extractor. French doors lead directly out to the garden, and there’s a useful adjoining utility room with a water softener. The boot room is a real highlight and offers the perfect spot for muddy boots, coats and dogs after a long walk.

A separate study provides space to work from home, while the additional family room gives flexibility for a playroom, snug or hobby room.

Upstairs there are four comfortable double bedrooms, including a superb main bedroom with dressing room and en suite shower room. The family bathroom and further shower room are finished with travertine tiling.

This home has been built with efficiency in mind, featuring underfloor heating throughout the ground floor, column radiators upstairs, enhanced insulation and an efficient air source heat pump. There are battery supported solar panels which further helps to keep energy costs low, giving the home an impressive A-rated EPC.



Outside, the property enjoys a secure rear garden with open views across the fields, a large driveway providing ample parking and a double garage with EV charging point.

ACCOMMODATION

Reception Hallway

Study - 11'4" x 7'5" (3.45m x 2.26m)

Family Room - 15'5" x 11'3" (4.7m x 3.43m)

Kitchen Dining Room - 21'8" x 13'5" (6.6m x 4.1m)

Utility Room - 11'4" x 7'1" (3.45m x 2.16m)

Living Room - 20'2" x 15'2" (6.15m x 4.62m)

Boot Room - 8'2" x 5'3" (2.5m x 1.6m)

Cloakroom

Galleried Landing

Bedroom 1 - 18'10" x 13'6" (5.74m x 4.11m)

Master Dressing Room

Master En-Suite

Bedroom 2 - 19'2" x 1'5" max (5.84m x 0.43m max)

Guest En-Suite

Bedroom 3 - 15'5" x 11'3" (4.7m x 3.43m)

Bedroom 4 - 15'1" x 11'1" (4.6m x 3.38m)

Family Bathroom

Double Garage

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

TBC

