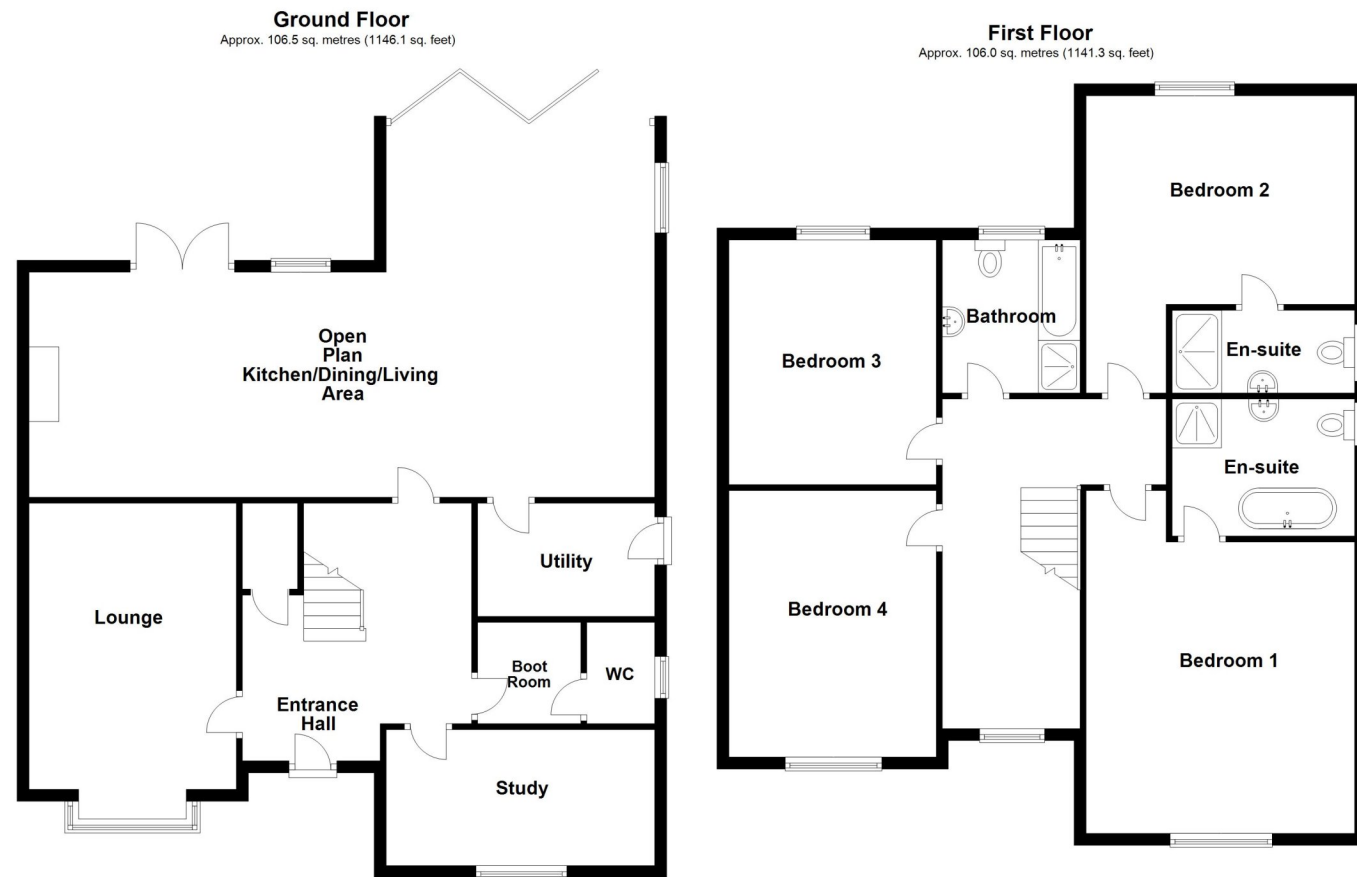


EPC TO FOLLOW



Total area: approx. 212.5 sq. metres (2287.4 sq. feet)



## Plot 1, George Street, Helpringham, Sleaford, Lincolnshire, NG34

£625,000 Freehold

This STUNNING Four double bedroom home is situated on a small development on the edge of the popular village of Helpringham and offers the owners the opportunity to own a spacious contemporary home with a superb Kitchen/Dining/Family room with both bifolding and French doors to the garden. The rear garden is a fantastic selling point, with a large extended Indian sand stone patio, being westerly aspect and boasting far reaching views. There is also a detached double garage and ample parking. The property has been finished to a high specification throughout, benefitting from underfloor heating, Oak internal doors, upgraded insulation and flooring included already with LVT the ground floor and Carpets to the first floor. The Bathrooms boast natural stone tiles with Vanity units, power showers and electric mirrors. The Kitchens are a lovely shaker style with water softeners, built in dishwasher, double oven, microwave, fridge/freezer and induction hob. There are also solar panels fitted to the roof which come with storage batteries. There is an EV charger, air source heat pump and multi fuel burning stove.

And of course, with it being a new build property, this comes with a 10 Year structural warranty.

BRAND NEW FOUR BEDROOM HOME | FIELD VIEWS TO THE REAR | VILLAGE LOCATION | TWO EN-SUITES | GENEROUS OFF ROAD PARKING WITH GARAGE



## ACCOMMODATION

**Reception Hallway** - Having a central staircase rising to Galleried Landing.

**Kitchen Dining Family room** - 34'5" (10.5) x 20'4" (6.2) nt 12'4" (3.76) An L shaped room with lots of natural light bespoke fitted units and log burner.

**Utility Room** - 9'9" x 6'4" (2.97m x 1.93m) Composite door to side aspect, fitted with bespoke bae and eye level units.

**Study** - 14'10" x 7'6" (4.52m x 2.29m) UPVC window to front aspect.

**Boot room** - 5'8" x 5'7" (1.73m x 1.7m) A useful storage area.

**Cloakroom** - Fitted with a 2 piece suite.

**Living Room** - 15'9" x 11'5" (4.8m x 3.48m) Walk in UPVC bay to front aspect.

**Galleried Landing** - Staircase rises from the reception hallway to the galleried 1st floor landing giving access to all bedrooms.

**Master Bedroom** - 16'9" x 14' (5.1m x 4.27m) UPVC window to front aspect.



**Master En-Suite** - A spacious room with 4 piece suite.

**Guest Bedroom** - 14' x 11'7" (4.27m x 3.53m) UPVC window to rear aspect with open views.

**Guest En-Suite** - UPVC window to side aspect, fitted with a 3 piece suite.

**Bedroom** - 15' x 11'5" (4.57m x 3.48m) UPVC window to front aspect.

**Bedroom** - 13'5" x 11'4" (4.1m x 3.45m) UPVC window to rear aspect.



**Family Bathroom** - Fitted with a 4 piece suite.

**Outside** - the front of the property has a generous driveway and gives access to the detached double garage.

The south easterly facing rear garden is well proportioned and abuts a horse paddock and enjoys far reaching open views.