

EPC TO FOLLOW



## Maple House, Orchard Close, Helpringham, Lincolnshire, NG34 ORZ

£395,000 Freehold

We are pleased to present this exceptional four-bedroom detached home, located within a small, gated community.

This unique property offers a blend of character features and modern comforts, with central heating and double glazing throughout. Sitting on a generous plot, the property includes a grand entrance/dining room with exposed beams, a spacious lounge with an Inglenook fireplace and solid fuel burner, and a bright, well-equipped kitchen/breakfast room.

Executive Detached Home | Gated Development | Popular Village Location | Four Bedroom Detached | Lounge with Inglenook Fireplace | Ample Parking | Double Garage | Extensive Wrap Around Gardens





## ACCOMMODATION

Entrance Dining/Hall - 21'11" x 12'9" (6.68m x 3.89m)

Downstairs Cloakroom

Lounge - 16'6" x 16' (5.03m x 4.88m)

Kitchen/Breakfast Room - 15' x 14'4" (4.57m x 4.37m)

Utility Room - 6'4" x 7'5" (1.93m x 2.26m)

Bedroom 1 - 16'8" x 12'6" (5.08m x 3.8m)

Walk in Wardrobe

En-Suite Shower Room

Bedroom 2 - 9'8" x 9'1" (2.95m x 2.77m)

Bedroom 3 - 9'9" x 9'3" (2.97m x 2.82m)

Bedroom 4/Study - 6'8" x 6' (2.03m x 1.83m)

Family Bathroom

Double Garage - 20'3" x 17'7" (6.17m x 5.36m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E

Upstairs, the master suite benefits from a walk-in wardrobe and en-suite shower room, while three additional bedrooms offer flexible living space. The property also features a family bathroom and a convenient cloakroom.

Outside, there is ample parking with a block-paved driveway for several vehicles, plus a double garage with an electric up-and-over door and additional roof storage. The rear garden is enclosed, beautifully landscaped, and includes multiple patio areas, a lawn, and established plants and trees. Further highlights include an oil storage tank, outside tap, and shed.

With approximately 1,900 sq ft of accommodation, this property offers an excellent balance of character, space, and convenience, making it an ideal family home.