

***LADBROKE CLOSE,  
HELPRINGHAM, NG34 0SX***



**£385,000**

***A spacious and well presented Five Double Bedroom Detached Family Home, located at the head of this shared drive within the popular village of Helpringham, and having Ample Parking and Three Reception Rooms. The property has been well maintained by its current owners and offers spacious accommodation comprising Entrance Hall, 21'5 Lounge with multi fuel burner, Conservatory, Dining Room, Dining Kitchen, Study, Cloakroom, Utility Room, Master Bedroom with Dressing Area and En-Suite, Second Bedroom with En-Suite, Three further Double Bedrooms and Family Bathroom. Outside a drive provides more than Ample Parking and leads to the Double Garage and the rear garden is particularly private and offers a quiet retreat. To fully appreciate everything this superb property has to offer, viewing is strongly recommended.***

**Location:**

Helpringham is a popular village with amenities comprising Public House, Primary School, Convenience Store and Garage providing fuel and MOT/Serviceing. It is situated close to the larger village of Heckington with amenities to cater for most day to day needs, tourist attractions, Doctor's surgery and railway station with services to surrounding areas.

**Directions:**

Travelling from Sleaford on the A17 towards Boston, turn right and head towards the village of Heckington. Once in the village, at the crossroads, turn right into Station Road and proceed out of the village. Continue through the villages of Great Hale and Little Hale and proceed to Helpringham. At the village green, turn left and continue straight ahead into George Street and turn right into Orchard Close and right again into Ladbroke Close. Take the first right turn down a block paved drive where the property is located at the end.

A double glazed entrance door provides access to the Entrance Hall having dado rail, smoke alarm, ceiling downlighters, coved ceiling and radiator.

**Lounge: 6.53m (21'5") x 3.61m (11'10")**

Having multi fuel burner, dado rail, coved ceiling two radiators and sliding doors to the:

**Conservatory: 3.61m (11'10") x 3.23m (10'7")**

Having under floor heating, tiled floor and French doors to the garden.

**Dining Room: 3.84m (12'7") x 3.25m (10'8")**

Having dado rail, coved ceiling and radiator.

**Cloakroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, coved ceiling, extractor fan and radiator.

**Study: 3.38m (11'1") x 2.74m (9'0") max**

Having coved ceiling and radiator.

**Kitchen Diner: 5.23m (17'2") x 4.98m (16'4") max**

Being 'L' shaped and having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, Neff eye level double electric oven, inset ceramic hob with matching unit cooker hood over, integrated fridge, integrated Neff dishwasher, ceiling downlighters, tiled splashbacks, tiled floor, coved ceiling, two radiators and French doors to the garden.

**Utility Room: 2.74m (9'0") x 2.26m (7'5")**

Having base unit with worktop over, single drainer inset sink with pillar taps, space and plumbing for washing machine, space for tumble drier, space for fridge freezer, store cupboard, tiled splashbacks, tiled floor, coved ceiling, side entrance door and internal door to the garage.

Stairs from the hall provide access to the First Floor Landing having airing cupboard, dado rail, loft access, smoke alarm, coved ceiling and radiator.



**Lounge**



**Conservatory**



**Dining Room**



**Study**



**Kitchen Diner**

**Bedroom 1: 5.05m (16'7") x 3.43m (11'3")**

Having two double built-in wardrobes, coved ceiling, two window recesses and three radiators.

**En-Suite:**

Being half tiled and having close coupled w,c, pedestal hand washbasin with pillar taps, shower cubicle with mains fed shower, ceiling downlighters, shaver point, extractor fan coved ceiling and radiator.

**Bedroom 2: 3.99m (13'1") x 3.68m (12'1")**

Having coved ceiling and radiator.

**En-Suite:**

Being half tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, shower cubicle with mains fed shower, ceiling downlighters, coved ceiling, extractor fan and radiator.

**Bedroom 3 4.01m (13'2") x 3.00m (9'10")**

Having coved ceiling and radiator.

**Bedroom 4: 3.73m (12'3") x 2.51m (8'3")**

Having coved ceiling and radiator.

**Bedroom 5: 3.00m (9'10") x 2.59m (8'6")**

Having coved ceiling and radiator.

**Bathroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over, ceiling downlighters, extractor fan and radiator.

**Outside:**

A block paved drive provides Off road Parking for four vehicles and approaches the **Integral Double Garage 5.69m (18'8") x 5.05m (16'7")** having dual manual up and over doors, power and lighting. The front garden has been laid to gravel for ease of maintenance and to provide further parking. A timber gate provides access to the Rear Garden which is predominantly laid to lawn with a large patio area, further side patio leading to the rear of the property, variety of well stocked border and a timber shed, all enclosed by timber fencing. An outside light and cold water tap are fitted.

There is a piece of land on the right hand side of the driveway and each of the three properties which share the drive own a section of this land.

Council Tax Band E



**Further Kitchen Aspect**



**Further Aspect**



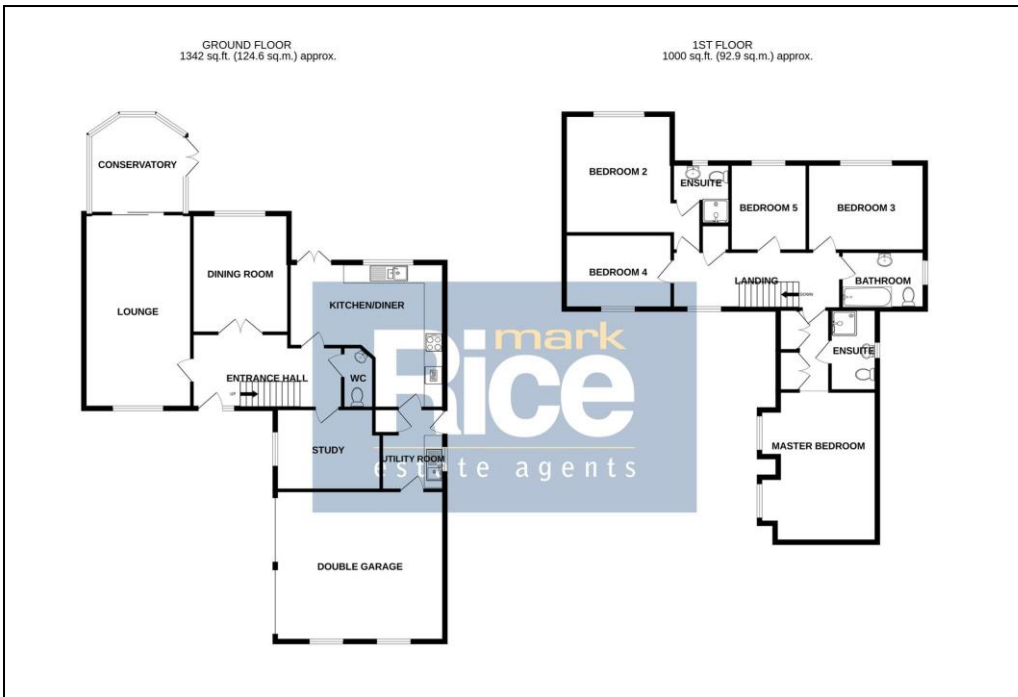
**Utility Room**



**Bedroom 1**



**En-Suite**



TOTAL FLOOR AREA: 2341 sq.ft. (217.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92-100) <b>A</b>                           |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         | 74        |
| (55-68) <b>D</b>                            | 60                      |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |



*Bedroom 2*



*En-Suite*



*Bedroom 3*



*Bedroom 4*



*Bedroom 5*



**Bathroom**



**Rear Garden**



**Further Garden Aspect**

*Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 28/05/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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