

***EAST STREET,
HELPRINGHAM, NG34 0RN***



£285,000

Located in this idyllic non estate position with views to the front over open farmland, and on a good size plot with more than Ample Parking, a well presented and maintained Two Bedroom Detached Bungalow. The versatile accommodation could be adjusted to suit the purchasers and comprises Entrance Hall, 'L' Shaped Lounge Diner, Two Bedrooms, 16'6 Dining Kitchen, Separate W.C, Shower Room and Conservatory. The property is Double Glazed and benefits from Oil Central Heating and the particularly private and sheltered rear garden enjoys views towards the village Church.

Location:

Helpringham is a popular village with amenities comprising Public House, Primary School, Convenience Store and Garage providing fuel and MOT/Servicing. 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. At the crossroads turn right into Station Road and proceed out of the village towards the further villages of Great Hale and Little Hale. Leave Little Hale continue into Helpringham and over the bridge and turn left into East Street, where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the hall having radiator, cupboard housing the boiler and further store cupboard.

Dining Kitchen: 5.03m (16'6") x 3.76m (12'4") narrowing to 3.58m (11'9")

Having base units with fitted worktop over, inset sink with monobloc tap, eye level double oven, inset hob, cooker hood, integrated fridge freezer, double glazed rear entrance door and double radiator.

Lounge: 5.99m (19'8") x 4.17m (13'8") max

Being 'L' Shaped and having two radiators, multi-fuel burner and French doors providing access to the:

Conservatory: 3.56m (11'8") x 2.95m (9'8")

Having radiator, tiled floor and French door to the garden.

Bedroom 1: 4.75m (15'7") x 4.14m (13'7")

Having bow window and double radiator.

Bedroom 2: 3.81m (12'6") x 2.92m (9'7")

Having radiator.

Shower Room:

Having separate shower cubicle with electric shower unit, pedestal hand washbasin with mixer tap, low level wc, tiled splashbacks and double radiator.

Separate W.C:

Having low level w.c and hand washbasin.

Outside:

A gate to the front provides access to the block paved drive providing Parking for a number of vehicles and approaches the **Detached Garage 5.38m (17'8") x 2.57m (8'5")** having up and over door and light and power points. The large front garden is laid mostly to lawn with borders. The **Rear Garden** is particularly private and sheltered and enjoys views towards the Church and has a large patio area, lawn and borders.



Dining Kitchen



Further Aspect



Lounge



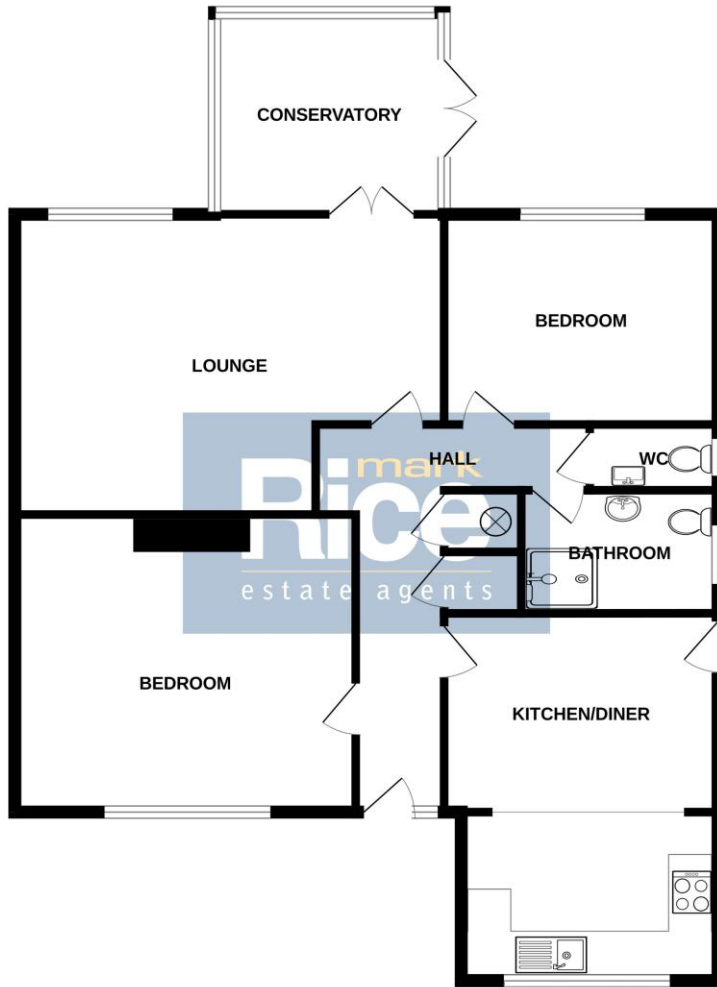
Conservatory



Bedroom 1

Council Tax Band C

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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 by 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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Bedroom 2



Bedroom 3



Shower Room




Rear Garden



Further Garden Aspect



View To Front

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 11/03/2025

Viewing Strictly by Appointment With Mark Rice Estate Agents
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