

High Street

Helpingham



MOUNT & MINSTER



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Helpringham

A splendid home with open-plan living at its finest with glorious gardens and generous first floor accommodation.

- Detached Home
- Open-Plan Kitchen
- Double Reception Room
 - Utility & W.C.
- Five Double Bedrooms
 - Two Bathrooms
 - Garage
 - Electric Gate
- Landscaped Gardens
 - Private Parking



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DESCRIPTION

An impressive family home offering modern living in a popular country village. The accommodation features a spacious open-plan kitchen with both dining and living space, enjoying bifold doors onto a paved terrace. The kitchen is further complemented by a separate utility room. The main reception room is split into two areas; one being the main lounge, the other currently used as a games room but would be equally suitable as a play room or home office. Upstairs there are five double bedrooms and two bathrooms, including an ensuite to the master.

OUTSIDE

The property is approached onto a gravel driveway through electric gates, with a landscaped front garden featuring paved pathways, trees, beds and shrubs all enclosed by an attractive stone wall with black iron railings. There is ample private parking to the front of the property, with the benefit of a garage to the rear for additional storage. The larger rear garden is equally, if not more, impressive with a good-sized lawn and an L shaped paved terrace providing a superb space for outdoor dining and entertaining. There are flower beds, trees and shrubs, together with a large garden shed and a vegetable garden, as well as space for a hot tub.

LOCATION

Helpringham is a typical Lincolnshire Fenland village situated about 7 miles south east of Sleaford. There is a post office/general store, junior school, a famous Lincolnshire church, village hall, attractive village green and a good community life exists. Approximately three miles away is the larger village of Heckington which provides a wider range of facilities including a doctors surgery and a railway station.

Sleaford (7 miles) is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.





SCHOOLS

Sleaford's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools located in both Helpringham and Heckington.

SERVICES

Central heating (oil) throughout with mains water, drainage and electricity all connected.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

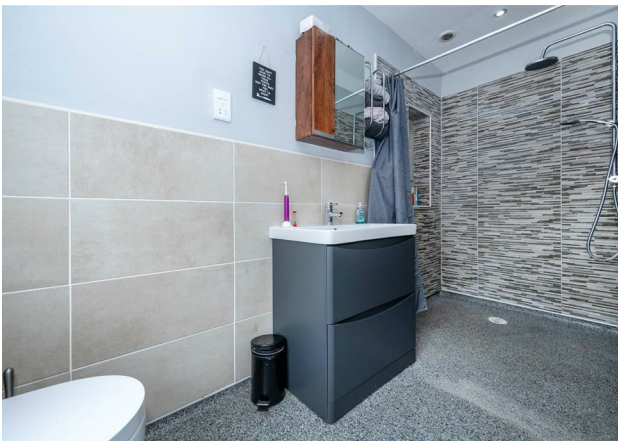
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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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Approx. Gross Internal Floor Area 2249 sq. ft / 209.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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