

Vicarage Lane

Helpringham

MOUNT & MINSTER









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A splendid single storey residence tucked away on a small development of similar residences with unspoilt vistas of St. Andrew's Church and enjoying versatile, comfortable living accommodation throughout.

- Detached Bungalow
- Beautifully Presented
- Kitchen Diner
- Reception Hall
- Four Double Bedrooms
- Dressing Room
- Two Bath/Shower Rooms
- Garage
- Landscaped Gardens
- Enviable Village



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DESCRIPTION

Tucked away at the end of a private close and benefitting from a large corner plot, this wonderful home offers the discerning buyer the opportunity to acquire a spacious and relaxing bungalow with pleasant yet low-maintenance gardens. Accommodation briefly includes a large and spacious reception hall, a light and airy kitchen diner complemented by a utility room, a welcoming lounge with french doors leading out to the garden, four double bedrooms, two of which are being used as a snug and a home office, as well as a family bathroom and an ensuite alongside a dressing room.

OUTSIDE

The property is approached off a quiet lane onto a paved driveway with direct vehicular access to a single garage. A side gate leads to a small area directly outside the back door to the utility room, which continues round to the enclosed and private rear garden which is laid to artificial grass surrounded by flower beds and a glorious paved area providing an ideal space for outdoor seating and entertaining.

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

The property is centrally heated throughout (oil) and is connected to mains water, drainage and electricity.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: D









METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:
T: 01476 851400
@: info@mountandminster.co.uk

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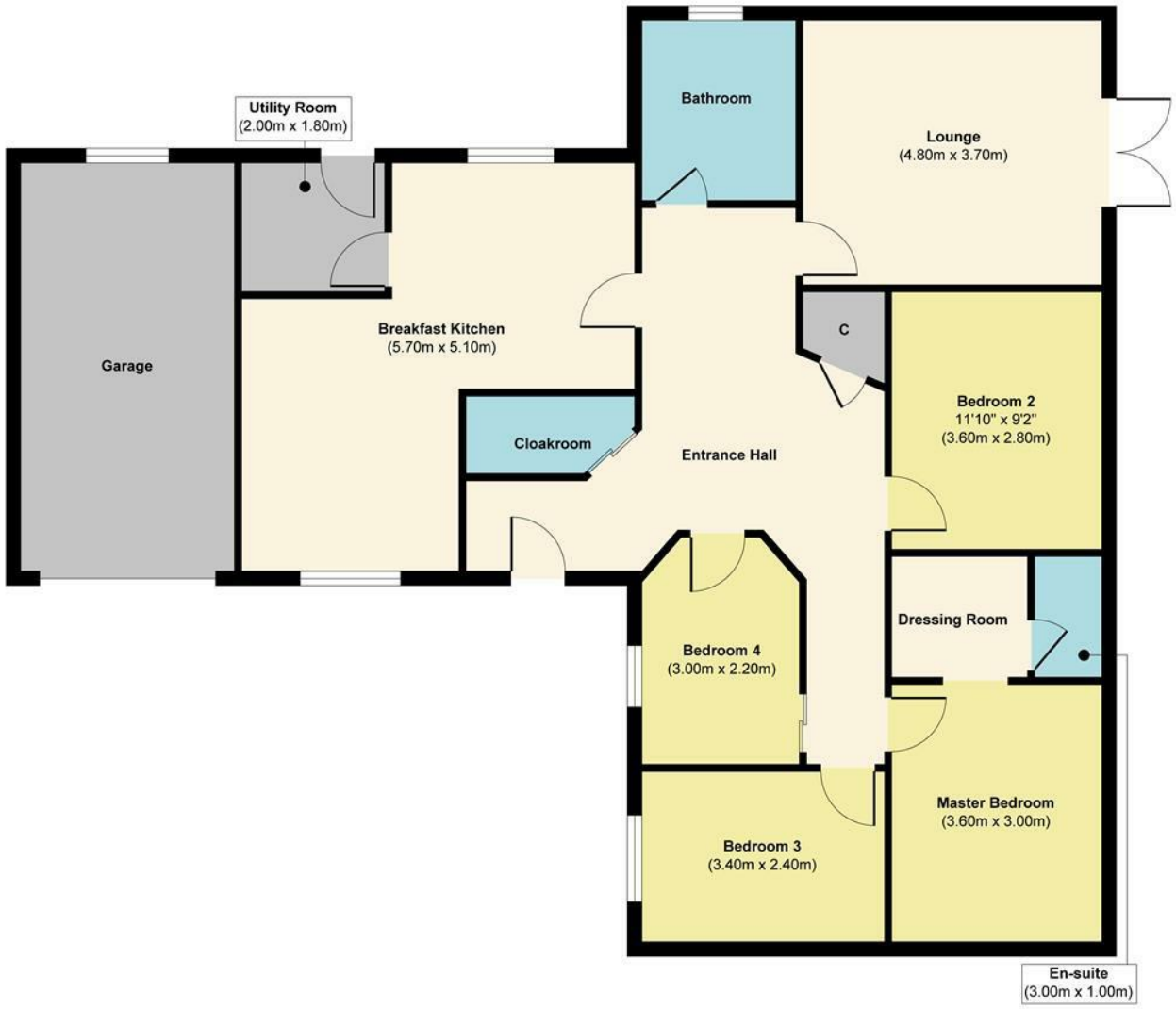








27 Vicarage Lane Helpringham



Floor Plan

Approx. Gross Internal Floor Area 115.38 sq. m (Excluding Garage)

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

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