



Orchard Close, Helpringham Sleaford NG34 0RZ

welcome to

Orchard Close, Helpringham Sleaford

Spacious detached bungalow tucked away in a quiet cul-de-sac, offering versatile living with a generous lounge, kitchen diner, conservatory, ensuite, hobby room, enclosed rear garden, driveway, garage, EV charging point and solar panels helping to reduce running costs. NO ONWARD CHAIN.



Entrance Porch

Having a window to the side.

Hall

There is a cupboard and radiator.

Lounge

Featuring a fireplace with electric fire, two radiators, TV point and two windows to the front.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, sink, oven, induction hob, space for fridge freezer, vinyl flooring, radiator, door to the rear and windows to the side and rear.

Conservatory

Having an electric fire, plumbing for washing machine, radiator, vinyl flooring and French doors to the rear.

Bedroom One

There is a radiator and French doors to the conservatory.

Ensuite

Fitted with a shower cubicle with electric shower, wash hand basin, WC, grab rail, laminate flooring, heated towel rail and window to the side.

Bedroom Two

Having a radiator and window to the front.

Bedroom Three

There is a radiator and window to the rear.

Bathroom

Fitted with a suite comprising of a walk-in shower with grab rails, wash hand basin, WC, heated towel rail, storage cupboard, laminate flooring and window to the side.

Outside Front

To the front of the property there is a gravelled garden with central path leading to the front door. whilst to the side is a driveway with EV charger.

Garage

Having been converted into a room with window to the side and power.

Rear Garden

The enclosed rear garden has a patio and shed.

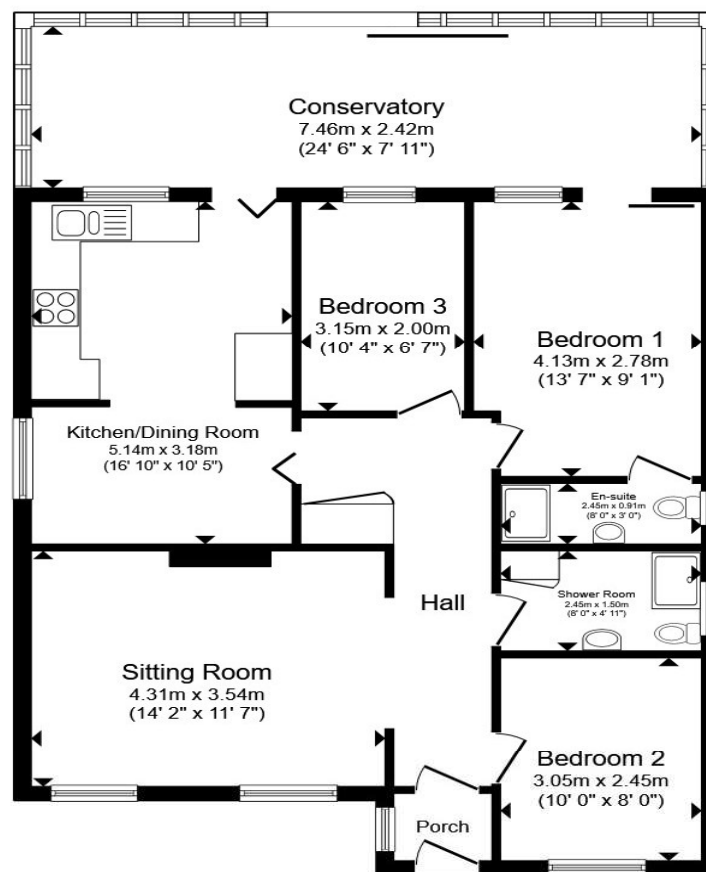
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

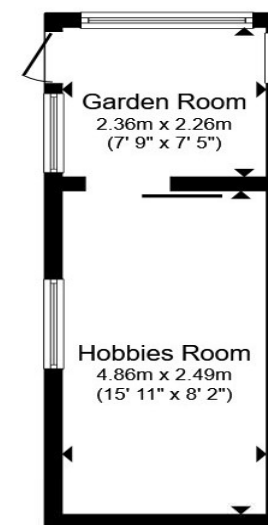


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Floor Plan



Outbuilding

Total floor area 114.0 m² (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Quiet cul-de-sac location
- Ensuite to master bedroom
- Large conservatory to the rear
- Fitted with solar panels
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113355 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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