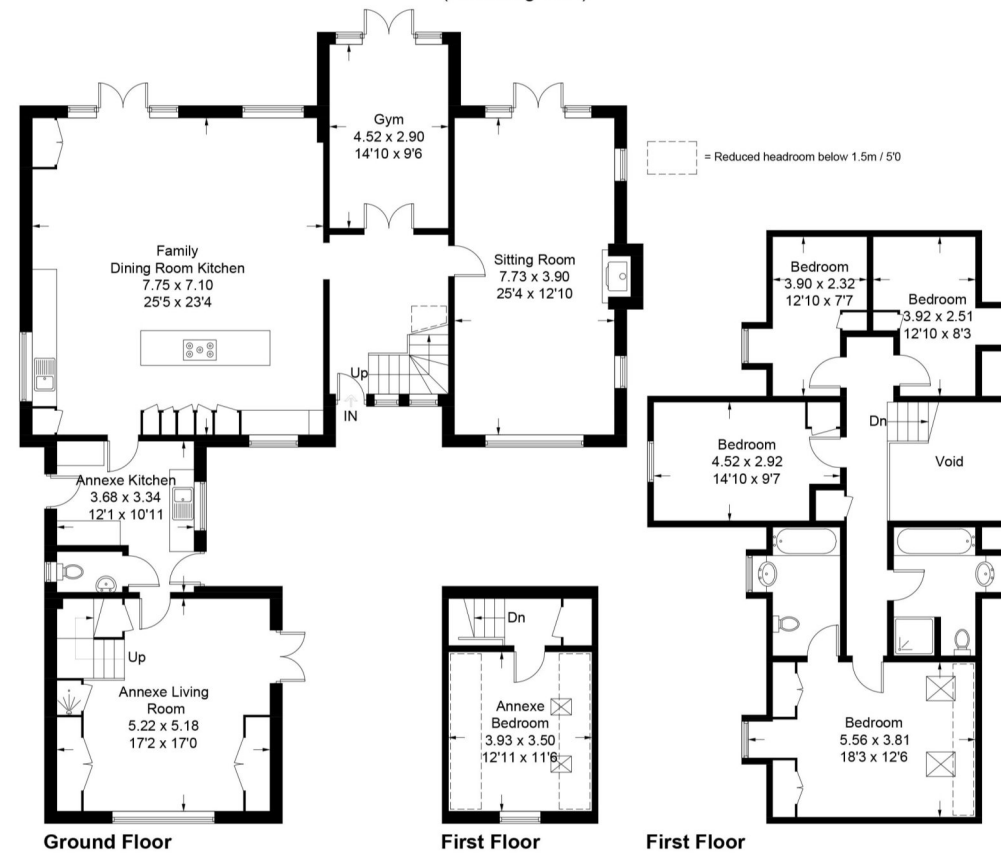


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 248.1 sq m / 2670 sq ft  
(Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## 40 George Street, Helpringham, Lincolnshire, NG34 0RS

£520,000 Freehold

**\*NO CHAIN\*** What a Kitchen! This extremely modern and stylish Five Bedroom Family Home sits on the edge of the popular and idyllic village of Helpringham. Boasting in excess of over 2500 sqft, this gem of a property has been further enhanced by the current owners by modernising the property throughout with the benefit of opening up the former Study and Dining Room, into the Kitchen, creating a massive Open Plan Kitchen/Living/Dining Area, with French doors out to the rear garden. The Double Garage has been converted to create a self-contained Annexe with its own Living Room, Kitchenette, Shower Room and Bedroom, with a separate access round the back of the property, or through from the Kitchen. There has been a fresh scheme of decoration throughout, as well as new flooring and new oak doors. The accommodation comprises of Entrance Hall, Lounge, Dining Room, Open Plan Kitchen/Dining Living Area, Kitchenette, Annexe Bedroom, Annexe Living Room & Shower Room, and separate Downstairs W/C. To the first floor, there are Four well-proportioned Bedrooms, Master with En-Suite Shower Room and Family Bathroom.

A viewing is essential to really appreciate the quality and position of this fantastic home.

**Individual Detached Family Home | Edge of Village Location | Stunning Shaker Style Kitchen | Recently Renovated Throughout | Tastefully Decorated | Stylish Oak Doors Throughout | Garage Converted into Self Contained Annexe | Annexe boasting Bedroom, Shower Room and Kitchenette | Brand New Boiler with 7 Year Guarantee | Non Overlooked Rear Garden | Paddock Views | Ample Parking**



**ACCOMMODATION**

Entrance Hall

Lounge - 25'4" x 12'10" (7.72m x 3.9m)

Dining Room - 14'10" x 9'6" (4.52m x 2.9m)

Open Plan Kitchen/Living/Dining Room - 25'5" x 23'4" (7.75m x 7.1m)

Annexe Kitchenette - 12'1" x 10'11" (3.68m x 3.33m)

Downstairs W/C

Annexe Living Room - 17'2" x 17' (5.23m x 5.18m)

Annexe Bedroom - 12'11" x 11'6" (3.94m x 3.5m)

First Floor Landing

Bedroom One - 18'3" x 12'6" (5.56m x 3.8m)

En-Suite Shower Room

Bedroom Two - 14'10" x 9'7" (4.52m x 2.92m)

Bedroom Three - 12'10" x 8'3" (3.9m x 2.51m)

Bedroom Four - 12'10" x 7'7" (3.9m x 2.3m)

Family Bathroom



**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

TBC.

