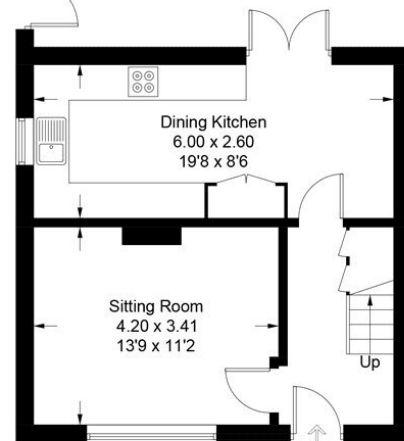
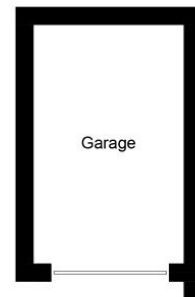


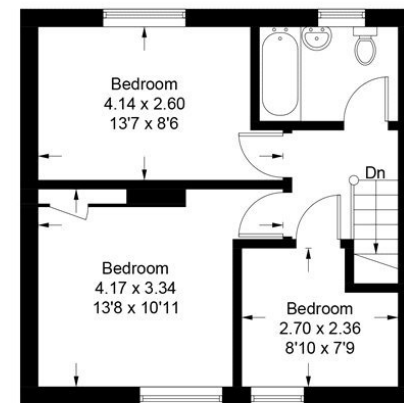
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

33 Cornish Crescent

Approximate Gross Internal Area
 Ground Floor = 37.6 sq m / 405 sq ft
 (Excluding Garage)
 First Floor = 37.2 sq m / 400 sq ft
 Total = 74.8 sq m / 805 sq ft



Ground Floor



First Floor

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.



33 Cornish Crescent, Helpringham, Sleaford, Lincolnshire, NG34 0RW

£189,950 Freehold

This immaculately presented Three Bedroom Semi-Detached House is located in the sought after and popular village of Helpringham, just a short drive from Heckington boasting numerous amenities. The accommodation comprises Entrance Hallway, Lounge, Kitchen/Diner, Three Bedrooms and a Family Bathroom. The current vendor has made numerous improvements to the property with the benefit of a large gravelled driveway, stunning landscaped rear garden, brand new Kitchen, a fresh scheme of decoration throughout and new flooring throughout. Outside, to the front of the property, the current owner has had a lovely new gravelled driveway added, providing ample off street parking for up to five cars. The rear garden is of particular note, overlooking countryside views for miles, being principally laid to lawn with large paved patio areas and a decking area.

The property also benefits from Oil Central Heating, UPVC Double Glazing.

Come and have a look!

Popular Village Location | Ample Parking | New Gravelled Driveway | Large Rear Garden Overlooking Fields | Three Well Proportioned Bedrooms | Stunning New Kitchen/Diner | Well Presented Throughout | Modern Decor & Flooring | Detached Garage



ACCOMMODATION

Entrance Hall

Living Room - 13'9" x 11'2" (4.2m x 3.4m)

Kitchen/Diner - 19'8" x 8'6" (6m x 2.6m)

Bedroom One - 13'8" x 10'11" (4.17m x 3.33m)

Bedroom Two - 13'10" x 8'6" (4.22m x 2.6m)

Bedroom Three - 8'10" x 7'9" (2.7m x 2.36m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

