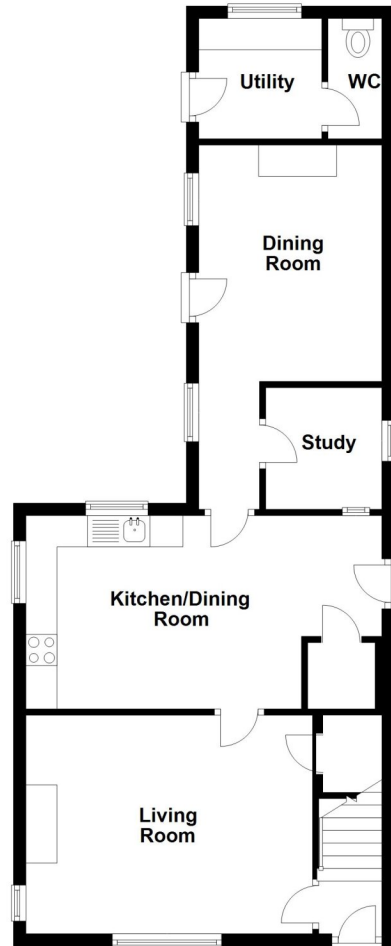


**Walnut Tree Farm, Helpringham Fen, Sleaford, Lincolnshire**

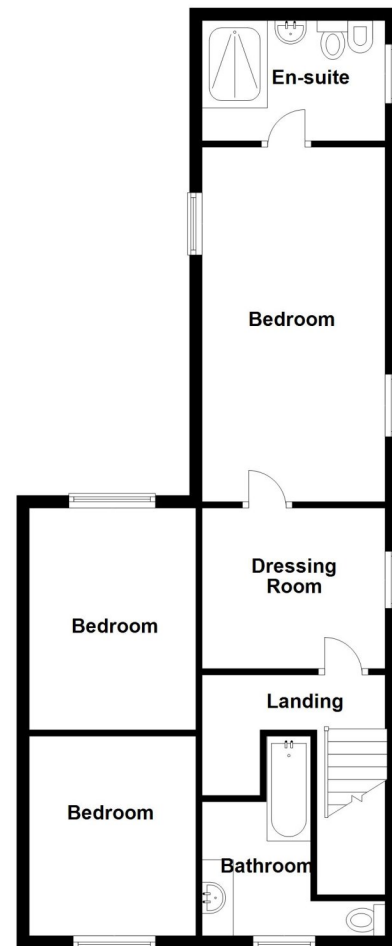
*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>92</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</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	

Ground Floor



First Floor



**Walnut Tree Farm, Helpringham Fen, Sleaford, Lincolnshire, NG34 OBS**

£415,000 Freehold

Boasting a rural position this spacious 3 bedroom detached house offers a generous plot with large gardens and open field views and provides spacious accommodation comprising living room, kitchen/diner, snug, rear lobby, utility room, WC and 3 1st floor bedrooms with the master having a dressing room and en-suite and family bathroom.

Detached Cottage | Three Bedrooms | En-Suite to Master | Large Garden | Field Views | Off Road Parking | Rural Location | Well Presented

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## ACCOMMODATION

**Hall** - Oak effect UPVC door leads to entrance hall having stairs to 1st floor.

**Living Room** - 15'1" x 11'6" (4.6m x 3.5m) UPVC windows to front and side aspects, exposed brick chimney breast with recessed fitment and brick hearth, radiator.

**Kitchen Dining Room** - 18'9" x 10'2" (5.72m x 3.1m) having UPVC windows to side and rear aspects, UPVC door to side aspect leading to garden, pantry, fitted with a range of shaker style base and eye level units with oak work surfacing over, one and a half bowl ceramic sink, ceramic hob and electric oven, ceramic tiled flooring, radiator.

**Snug** - 6'5" x 6'1" (1.96m x 1.85m) Windows to side aspect and into kitchen, radiator.

**Dining Room** - 12'5" x 9'8" (3.78m x 2.95m) windows and UPVC door to side aspect, exposed brick chimney breast with feature bread oven, ceramic flooring, wall lights, radiator.

**Utility Room** - 6'7" x 6'5" (2m x 1.96m) UPVC window to rear aspect, UPVC door to side aspect, fitted with complimentary base and eye level units with oak work surfacing over, stainless steel sink, space for washing machine, ceramic tiled flooring.

**Cloakroom** - Fitted with a mid flush WC, ceramic tiled flooring.

**Landing** - Staircase rises from the hall to 1st floor landing having radiator and loft access.

**Master Bedroom** - 19'4" x 9'8" (5.9m x 2.95m) Windows to both side elevations, a shaped ceiling television point, radiator.

**En-Suite Shower Room** - UPVC window to side aspect, fitted with a 4 piece suite comprising double shower cubicle with mains fed shower over, close coupled WC, bidet, pedestal hand wash basin, ceramic tiled flooring, radiator.



**Bedroom** - 11'7" x 8'9" (3.53m x 2.67m) UPVC window to rear aspect, radiator.

**Bedroom** - 9'8" x 8'8" (2.95m x 2.64m) UPVC window to front aspect, radiator.

**Bathroom** - UPVC window to front aspect, fitted with a 3 piece suite comprising double ended spa bath, vanity unit housing hand wash basin, close coupled WC, half height wall panelling, radiator.

**Outside** - The property boasts a rural position with a generous plot.

The property is approached by a shared gravelled driveway which lead to twin timber 5 bar gates leading to you own gravelled driveway offering ample parking for numerous vehicles with a useful timber shed.

The majority of the gardens are laid to the side of the plot and enclosed by larch hedging to all elevations this is none overlooked and laid primarily to a substantial lawn with a paved patio and seating area spanning the side of the dwelling.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B