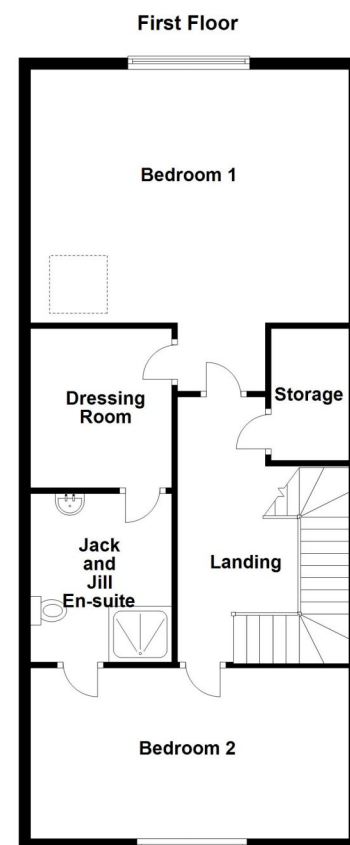
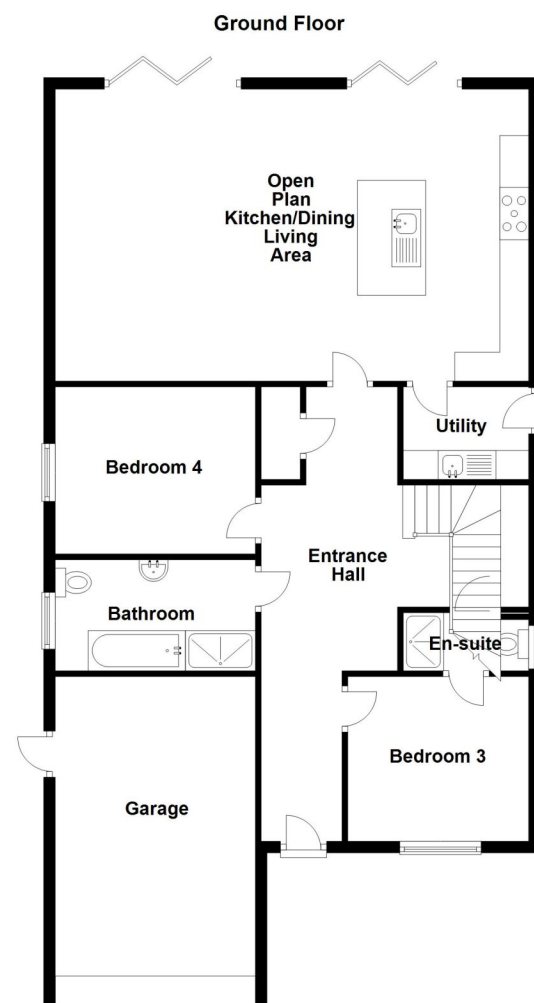


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



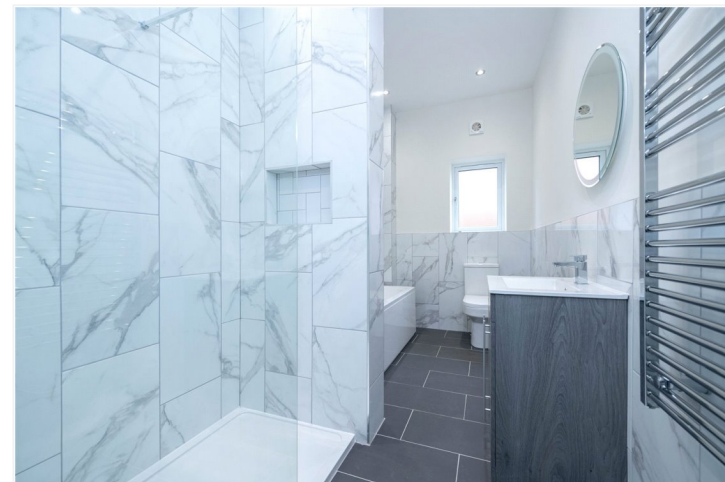
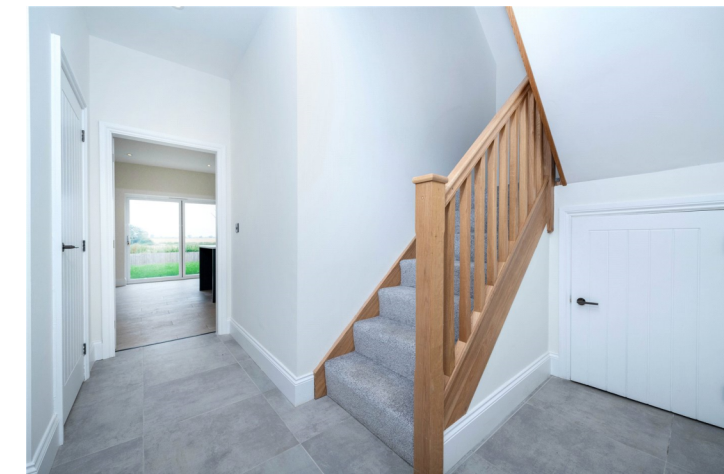
## 40 Vicarage Lane, Helpringham, Sleaford, Lincolnshire, NG34 0RP

£450,000 Freehold

STUNNING BRAND NEW HOME! This brand new Four Bedroom Detached Home is situated in an edge of village position with ample parking and stunning countryside views, located in Helpringham. The property is finished to a high specification throughout with two sets of bifolding doors out onto the garden from the Open Plan Kitchen/Living Area with breathtaking field views to the rear. There is also underfloor heating to the ground floor and radiators to the first floor which is from the air source heat pump. The internal accommodation comprises of Entrance Hall, Open Plan Kitchen/Dining/Living Room, Utility Room, Downstairs Bathroom, Two Downstairs Bedrooms & an En-Suite Shower Room. To the first floor there is Two further Bedrooms with a large Dressing Room to the Master, and a Jack & Jill Shower Room with access from both Bedrooms.

To the front property there is a large gravel driveway providing off street parking for numerous vehicles leading to the integral garage which has light, power and an electric roller door.

Stunning New Build | Four Double Bedrooms | Kitchen/Dining/Living Area with bi-folding doors | Open Plan Living |  
Countryside Views to the Rear | Ample Parking to the Front | Spacious Rear Garden | Serene Countryside Views | Well  
Proportioned Accommodation



## ACCOMMODATION

Entrance Hall

Open Plan Kitchen/Living Dining Area - 27'3" x 16'1" (8.3m x 4.9m)

Utility - 7'10" x 5'3" (2.4m x 1.6m)

Bedroom Three - 10'3" x 9'6" (3.12m x 2.9m)

En-Suite Shower Room

Bedroom Four - 12'2" x 9'7" (3.7m x 2.92m)

Family Bathroom

Bedroom One - 18'3" x 14'5" (5.56m x 4.4m)

Bedroom Two - 18'3" x 9'8" (5.56m x 2.95m)

Jack & Jill En-Suite Shower Room

Dressing Room - 9'1" x 8'3" (2.77m x 2.51m)

Garage - 18' x 11'6" (5.49m x 3.5m)

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

TBC