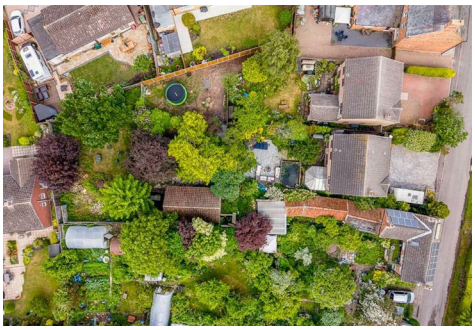
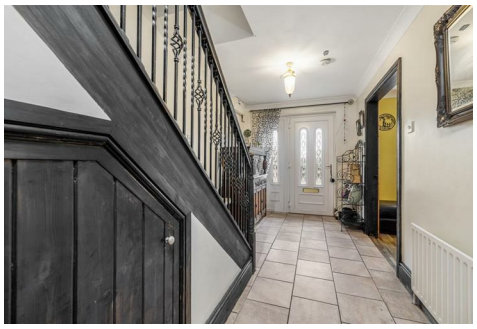
ARK PROPERTY









23 North Fen Road, Helpringham, NG34 0RR

Offers In Excess Of £350,000

- Fantastic size plot
- Ample parking to front
- Great flowing layout
- Outbuildings x 2
- Versatile living space
- Popular village location
- 4/5 bedrooms
- Book you viewing today and see the potential

www.arkpropertycentre.co.uk
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6 New Road, Spalding, Lincolnshire PE11 1DQ

Spacious Family Home on a Generous Plot in the Popular Village of Helpringham

Situated on an excellent-sized plot in the sought-after village of Helpringham, this versatile and well-presented family home offers an abundance of space both inside and out.

The property boasts a spacious and flowing ground floor layout, with large reception rooms that create an ideal environment for family living and entertaining. A flexible ground-floor room currently used as a bedroom could equally serve as a family room, home office, playroom, or additional reception space to suit your needs.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room.

Outside, the impressive plot has been thoughtfully divided into a variety of usable areas, offering something for everyone. A particular feature is the inclusion of two substantial outbuildings, currently utilised as a pool room with storage and a gym. These versatile spaces provide fantastic potential and could easily be adapted for a range of uses, whether for hobbies, a home business, entertaining, or additional family accommodation (subject to any necessary consents).

Offering flexibility, space, and excellent outdoor amenities, this is a wonderful family home that must be viewed to be fully appreciated.

Could this be the one for you? Contact us today to arrange your viewing.

Entrance Hall 14'4" x 7'2" (4.38m x 2.20m)



Door to front. Tiled flooring. Radiator. Stairs to first floor landing. Understairs cupboard.

Lounge 16'0" x 11'8" (4.88m x 3.56m)





Bay window to front. Feature fireplace with electric fire. Two radiators. Wood flooring. Opening to dining room.

Dining Room 10'7" x 11'8" (3.23m x 3.56m)





Sliding patio doors leading to conservatory. Radiator. Wooden flooring.

Conservatory 9'10" x 11'8" (3.02m x 3.56m)



PVC construction. Polycarbonate roof. Door to garden.

Kitchen 12'2" x 8'8" (3.72m x 2.65m)





Window to rear. Fitted with a range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Built in eye level double oven. Electric hob with extractor fan over. Space and plumbing for dishwasher. Tiled flooring. Radiator. Breakfast bar.

Utility Room 6'7" x 7'2" (2.01m x 2.20m)



Window to rear. Space and plumbing for washing machine. Space for fridge freezer. Tiled flooring.

Bedroom 5 / Family Room 16'2" x 8'8" (4.94m x 2.66m)



Window to front. Built in wardrobe and dresser. Radiator. Wood flooring.

Wet Room 6'6" x 4'1" (2.00m x 1.25m)



Window to side. Shower cubicle. Wash hand basin. Toilet. Heated towel rail.

First Floor Landing 11'2" x 7'3" (3.42m x 2.22m)



Window to side. Radiator. Vinyl flooring.

Bedroom 1 14'4" x 11'8" (4.37m x 3.57m)





Window to rear. Built in wardrobe. Radiator. Vinyl flooring.

En-suite 6'5" x 8'8" (1.96m x 2.65m)



Window to rear. Jacuzzi bath. Shower cubicle. Wash hand basin set in vanity unit. Toilet. Vinyl flooring.

Bedroom 2 12'2" x 11'8" (3.73m x 3.57m)



Window to front. Radiator. Vinyl flooring.

Bedroom 3 15'7" x 8'9" (4.76m x 2.68m)



Window to front. Radiator. Vinyl flooring.

Bedroom 4 8'5" x 7'3" (2.58m x 2.21m)



Window to front. Radiator. Vinyl flooring.

Bathroom 6'5" x 7'3" (1.97m x 2.22m)



Window to rear. Bath with shower over. Wash hand basin set in vanity unit. Toilet. Heated towel rail. Vinyl flooring.

Outside





To the front of the property there is a block paved driveway providing parking for multiple vehicles.
The rear garden is enclosed by timber fencing, hedging and shrubbery. Lawn area. Patio area. There is a garden pond.



Outbuilding 17'3" x 13'10"





Split into two sections. Doors and windows to front. Power and light connected.
Gym area - 5.28m x 4.23m
Pool table area- 3.11m x 4.23m





Property Postcode

For location purposes the postcode of this property is: NG34 0RR

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have

any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: E
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Oil central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D63

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

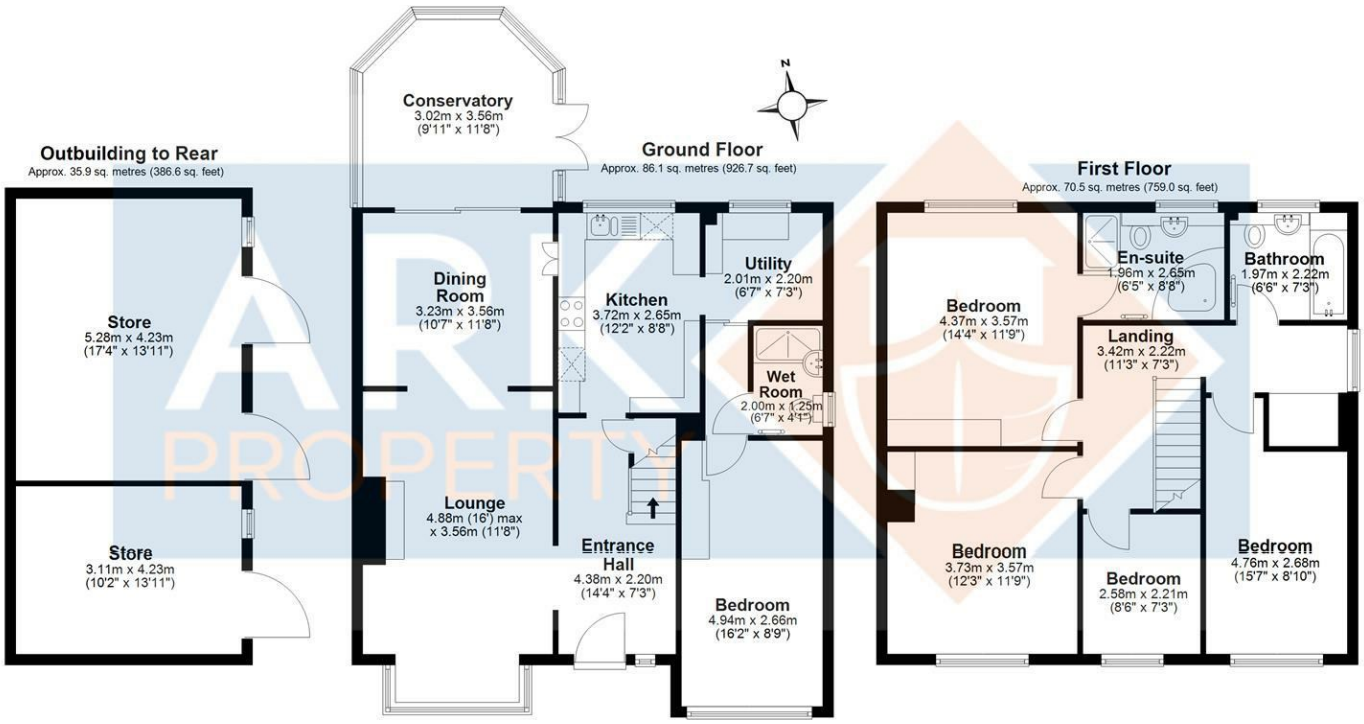
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



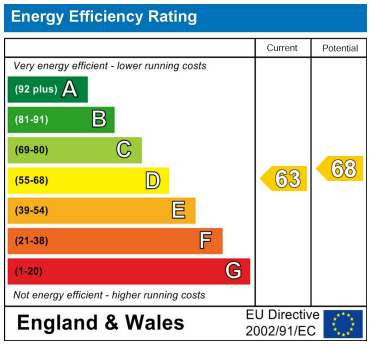
Total area: approx. 192.5 sq. metres (2072.3 sq. feet)

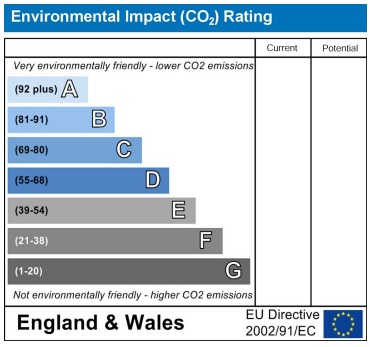
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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