



Pygott  
& Crone

12 The Green  
Helpringham, Sleaford, Lincolnshire, NG34 0RJ

£475,000

## 4 Bedroom Detached House

- Freehold
- Detached Character Property
- 4 Bedrooms
- Breakfast Kitchen
- Open Plan Lounge/Dining Room
- Galleried first floor landing
- Family Bathroom & En Suite
- Driveway leading to Garage
- Village Location
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 12 The Green, Helpringham, Sleaford, Lincolnshire, NG34 0RJ](#)



## Overview

Pygott and Crone are pleased to offer For Sale this beautifully presented period property, set within the heart of the ever-popular village of Helpringham close to its amenities which include, village shop, public house, and village hall. The property is split over two floors and offers a flexible living space.



This accommodation briefly comprises: Porch Entrance, spacious Living Room, large Dining Room, and family space with exposed staircase adding a real feature to this area, as well as a Conservatory and Office. The property offers a good-sized Breakfast Kitchen with integrated appliances and French doors giving access to the garden, alongside this there is the Family Bathroom and three good sized Bedrooms. To the first floor there is a large main Bedroom with En-suite and Dressing Room.

Outside, the garden wraps around the property having gated driveway to the front with access to the green and a further driveway to the rear providing further off-road parking and gives access to the double garage. There is also a lawned area with a seating area. The property also benefits from 28 solar panels that are included in the sale and owned outright by the current vendors.

Viewing is highly recommended to see size and location of this property on offer.





# The Green, Helpringham, Sleaford, NG34

Approximate Area = 2517sq ft / 233.8 sq m (excludes void)

Garage = 294 sq ft / 27.3 sq m

Total = 2811 sq ft / 261.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 981650



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text and icons are overlaid on a dark grey background.

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