



5a West Street, Helpston, PE6 7DU

Set in the popular village of Helpston, this three bedroom semi-detached home has undergone a full renovation including a new central heating system, some replacement UPVC windows, full internal modernisation and features a stunning rear garden. The stylish kitchen features integral washing machine, dishwasher, an island with solid wooden worktop and a modern herringbone floor. The property further benefits from a driveway to the rear and a landscaped front garden with a newly built stone wall.

The accommodation comprises: Entrance hall, sitting room, open plan kitchen diner, downstairs cloakroom, landing, three bedrooms and a good sized shower room (previously with a bath).

To the rear is a south facing patio and lawn garden which has been transformed by the current owner into a beautiful peaceful area. The driveway to the side of the property provides access to a gravelled parking space with the possibility to widen to two spaces.

NO CHAIN
£345,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Fully renovated throughout
- Three good sized bedrooms
- Popular village location close to Primary School
- Beautiful rear garden and driveway
- NO ONWARD CHAIN

- Stylish kitchen with island unit
- Refitted shower room and downstairs W/C
- Conveniently located between Stamford, Deeping and Peterborough
- EPC: being updated Council Tax: C



ACCOMMODATION:

Entrance Hall

Bathroom

Sitting Room

3.91m x 3.63m (12'10 x 11'11)

Kitchen Diner

3.61m x 6.17m (11'10 x 20'3)

W/C

Landing

Main Bedroom

3.63m x 3.94m (11'11 x 12'11)

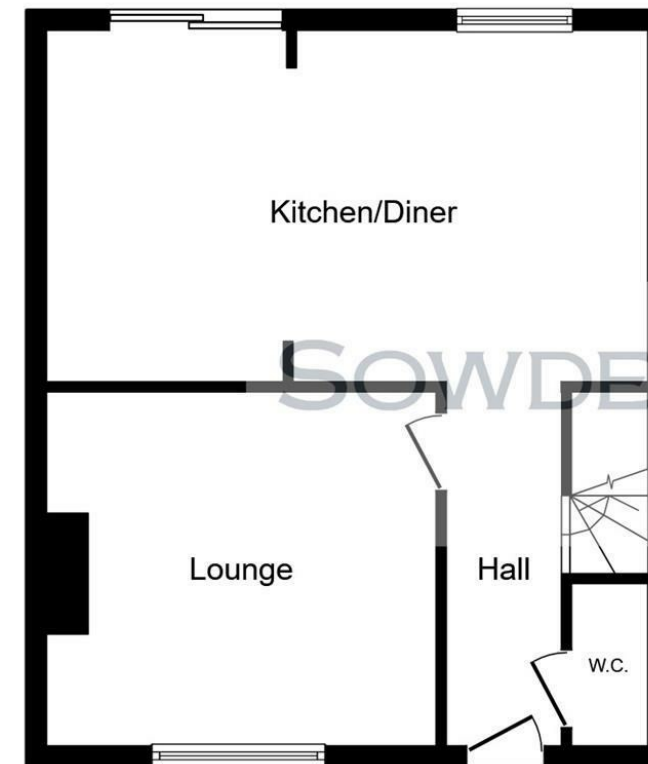
Bedroom Two

3.63m x 3.63m (11'11 x 11'11)

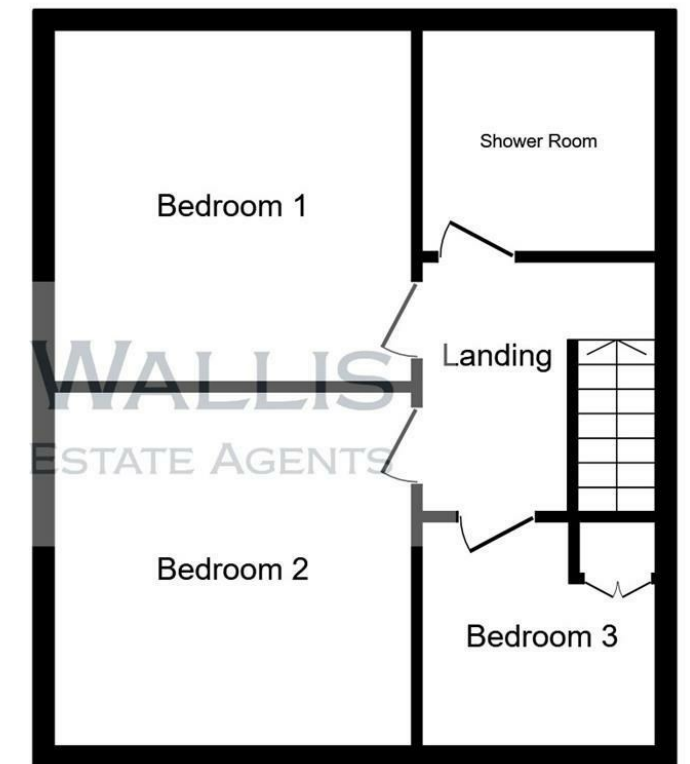
Bedroom Three

3.81m x 2.11m (12'6 x 6'11)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io