



**Maxey Road, Helpston, Peterborough, PE6  
FOR SALE**

Guide Price  
**£325,000 - £350,000**



**Council Tax Band: B** **Tenure: Freehold** **Property Type: Semi-Detached Bungalow**

**Bedrooms: 3** **Bathrooms: 2** **Receptions: 2**

Beautifully EXTENDED and STYLED, this charming, three bedroom family bungalow in HELPSTON offers a cosy lounge, a well-designed, spacious kitchen/diner and a fantastically generous garden, overlooking the horses and countryside views. Set in a SOUGHT-AFTER village location, it combines CONVENIENCE with relaxed countryside living, just a short drive from Peterborough.

**Welcome to this charming 3 bedroom bungalow in Helpston, offered at a Guide Price of £325,000 - £350,000.** Set along the ever-popular Maxey Road in the sought-after village of Helpston, this beautifully rendered and extended three-bedroom semi-detached bungalow offers an exceptional blend of space, accessibility and countryside charm. Approached via a gravelled, gated driveway with parking for a minimum of two vehicles, the property also benefits from an EV charger, making it as future-ready as it is attractive. Side access leads neatly through to the rear garden, adding everyday practicality.

A large enclosed porch welcomes you into the home, providing generous space for coats, shoes and storage, while also offering ramped access, making the property suitable for wheelchair users or those seeking step-free living.

From the porch, you enter the main living room which is a spacious yet wonderfully cosy space, finished with warm neutral décor, spotlights to the ceiling and stylish LVT flooring. A large front-facing window fitted with wooden blinds fills the room with natural light, while solid oak doors lead to the rest of the accommodation. Loft access is also conveniently located here.

The living room flows effortlessly into the heart of the home: a stunning extended kitchen and dining space designed to make the most of its breathtaking outlook. With two windows plus a skylight positioned above the marble island and wide bi-fold doors opening onto the garden, this room is flooded with light throughout the day. The island doubles as a breakfast bar, while spotlights and underfloor heating ensure the space feels just as inviting on winter mornings as it does in summer.

The kitchen is fitted with an abundance of contrasting light and dark grey wall and base units, complemented beautifully by marble worktops. Integrated appliances include a dishwasher, induction hob and double oven, with multiple plug sockets thoughtfully placed throughout. The dining area comfortably accommodates an eight-seater table alongside additional seating, clearly showcasing the scale of the room. This is a space made for enjoyment, whether enjoying a morning coffee, entertaining, or watching the horses play in the fields beyond.

Just off the kitchen is a highly practical utility room, offering space for further storage, currently containing an overflow fridge freezer, washing machine and tumble dryer, so particularly ideal for keeping everyday essentials tucked neatly away.



Next to the utility room sits the family bathroom, recently refreshed and finished with grey tiling around the bath and halfway up the walls. A fitted sink unit, toilet. The window and spotlights ensure this room is both functional and bright.

Bedroom one is a generous double room currently arranged as a shared children's bedroom, easily accommodating two tall single beds along with toys and storage. A fitted cupboard provides additional practicality, while the views across the garden and open fields create a calm and peaceful backdrop.

Bedroom two is another excellent-sized double, featuring a queen-size bed and substantial furniture, all bathed in natural light from the front window and additional skylight. This bedroom connects to bedroom one via a shared en-suite, finished with crisp white tiles, contrasting grey grout and vibrant vinyl flooring. The large walk-in shower offers excellent accessibility, alongside a fitted sink and toilet.

Bedroom three, originally the kitchen prior to the extension, now serves as a cosy nursery. Carpeted and quietly positioned, off of the living room, would also make an ideal home office, studio, workout area or guest room.

Outside, the rear garden opens onto a patio area, with a decking section to the left and a discreet cupboard housing the boiler, with the oil tank also located here. The remainder of the garden is laid mainly to lawn and dotted with four established trees, vegetable patches and a shed. Generous in size and wonderfully private, it offers endless potential whether for family life, entertaining or future landscaping projects.

The extension has brought further peace of mind, with new internal plumbing and electrics installed in 2019. A septic tank is buried within the garden, last emptied in February 2025 and typically requiring attention every two to three years. Benefits of the Septic Tank include lower-than-usual water bills and provides a sewage solution for this rural location.

This is a home that offers space, flexibility and a truly special outlook. All set within a welcoming village location. A rare opportunity to enjoy bungalow living without compromise.

#### **The Location – Why Maxey Road, Helpston?**

Nestled in the charming village of Helpston, 32 Maxey Road offers the perfect blend of peaceful village living and convenient access to Peterborough and surrounding towns. This sought-after location is ideal for families, professionals, or anyone looking for a quiet, community-focused lifestyle without compromising on amenities. In Helpston, there is a farm-shop, convenience store, post office and a selection of hair and beauty facilities along with a fantastic pub called The Bluebell offering great food and drink.

#### **Schools & Education**

Helpston is well-served for education, with highly regarded primary schools in the village and excellent secondary schools within easy reach. Children benefit from a nurturing and supportive learning environment, making the area particularly appealing for families. John Clare Primary School is a 10 minute walk whilst Arthur Mellows Secondary School is no more than a 10 minute drive.





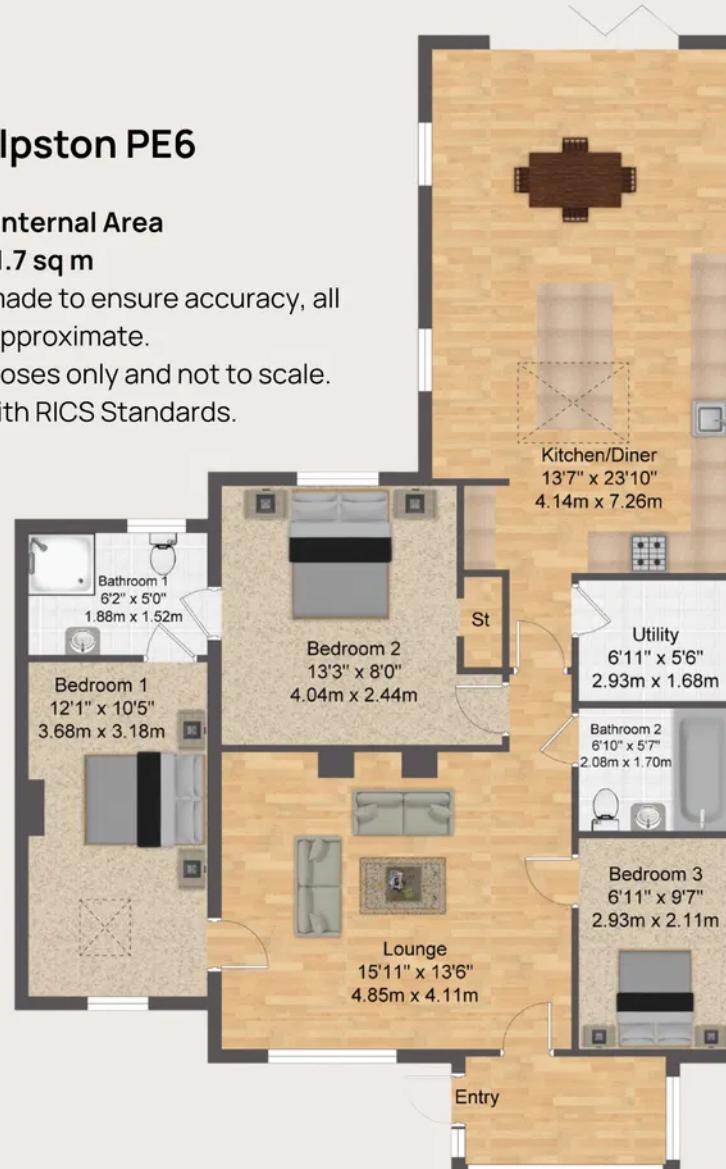
## Maxey Road, Helpston PE6

Approximate Gross Internal Area

1,095 sq ft - 101.7 sq m

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



ELLIE HINTON-BARDWELL  
exp<sup>®</sup> uk

Ellie Hinton-Bardwell

Your Independent Estate Agent

01780 431 202

ellie.hinton-bardwell@exp.uk.com  
<https://elliehintonbardwell.exp.uk.com/>