



HEATH ROAD, HELPSTON, PE6 7EG
£695,000 FREEHOLD

AN INDIVIDUALLY DESIGNED AND CLEVERLY EXTENDED DETACHED FAMILY HOME, SUPERBLY ARRANGED FOR MULTI-GENERATION LIVING. SET WITHIN GENEROUS GROUNDS ADJOINING WOODLAND. A VERSATILE AND WELL-APPOINTED FIVE-BEDROOM PROPERTY WITH AN ECOFRIENDLY CORE.

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Set along a country lane, a delightful location on the outskirts of the ever-popular village of Helpston, set behind a low stone wall you cross the extended driveway with ample parking and up to the cottage style entrance door, through to:

ENTRANCE HALL

A bright and welcoming reception greets you with open tread stairs to the first-floor accommodation, finished with wood flooring, ceiling spotlights and recessed coats cupboard.

HOME OFFICE/MUSIC ROOM

11'11 x 13'10 a versatile room with UPVC window to the front aspect, radiator, power points and wood flooring.

SITTING ROOM

24' x 13'7 a great living space with UPVC picture window to the front aspect and bi-fold doors to the rear, dual radiators, contemporary fireplace with cast wood burner inset, wood flooring.

DINING ROOM

13'1 x 9'9 another versatile reception room with UPVC window to the rear aspect, radiator, power points and wood flooring.

KITCHEN DAY ROOM

28' x 11'2 a fantastic living space for the family to gather, with UPVC windows to both side aspects, comprising a range of refitted modern base and eye level storage units, incorporating solid wood work surface with sink inset, integrated double oven and four ring hob with extractor fan over, plumbing and space for dishwasher, plumbing and space for washing machine, breakfast bar, ample space for a table, radiator, power points and tiled flooring.

UTILITY ROOM

9'10 x 8'8 a handy space with UPVC window to the side aspect and UPVC door to the rear, base and eye level storage units, Belfast sink, dog

shower with tiled washing area and tiled flooring.

SIDE LOBBY

With UPVC window to the front aspect and door to the side, giving potential independent access to the Annexe accommodation, with side stairs to the first floor Annexe and further first floor accommodation, radiator and tiled flooring.

CLOAKROOM

With frosted UPVC window to the side, comprising a two-piece suite, low level WC and wash hand basin in vanity unit, tiled flooring.

MAIN LANDING

With doors spanning out to:

BEDROOM

10'5 (max) x 10'9 with UPVC window to the front aspect, fitted double wardrobes and recessed eaves storage, radiator and power points.

BEDROOM

8'11 x 10'11 with UPVC window to the rear aspect, radiator, power points and recessed eaves storage.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and curved panel bath with shower over, tiled splash backs and chrome heated towel rail.

BEDROOM

12'10 x 12'1 with UPVC window to the front aspect, fitted double wardrobe, radiator, power points and eaves storage.

BEDROOM

12'8 x 6'9 with UPVC window to the rear aspect, radiator, power points and access through to first floor annexe.

FIRST FLOOR ANNEXE

LIVING SPACE 15'3 x 18'10 with frosted UPVC windows to both side aspect, stairs to the ground floor side lobby, radiator, power points, KITCHEN AREA comprising base and eye level storage units incorporating roll edge work surface with stainless steel sink and a fridge space.

BEDROOM

14'9 x 11'11 a great room, light and airy with UPVC French doors to the rear aspect, part vaulted ceiling with Velux window to the side, radiator and power points.

EN SUITE

With Velux window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and shower cubicle with shower over, chrome heated towel rail and tiled effect flooring.

OUTSIDE

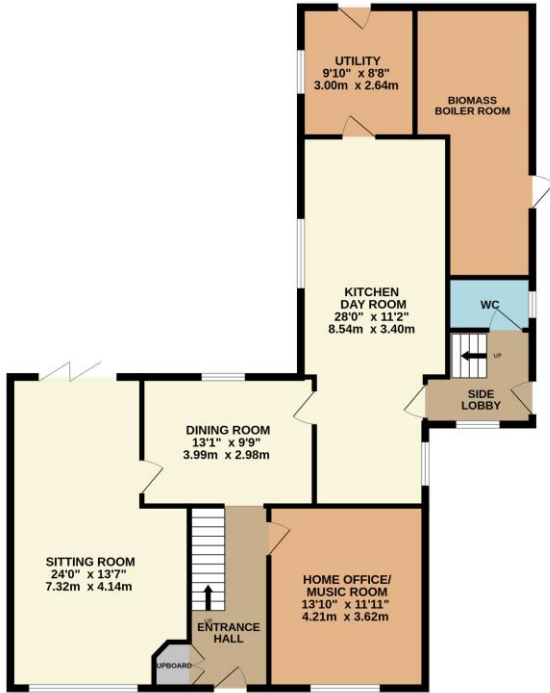
A fantastic location, set along a country lane with open farmland and wonderful dog walks, the frontage is partially enclosed by a low stone wall, wilding to the frontage and extended gravel driveway offering off road parking for numerous vehicles, access to the rear gardens which have been sectioned and mainly enclosed by fencing and mature hedging, Brick built store/workshop, split level patio seating and long lawns, opening through to a wilding and cultivated area with vegetable plot, greenhouse and tool shed, fruit trees and seating areas, gated access to the rear opens onto a woodland walk great for dogs and people alike.

NB

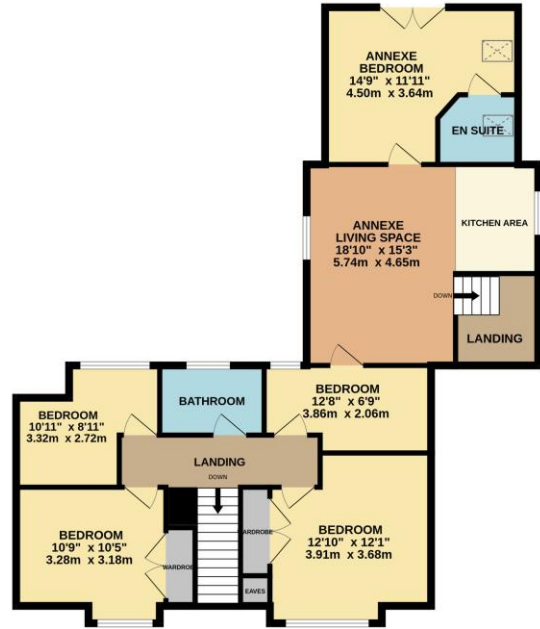
There is an external brick storeroom which holds the wood pellet biomass boiler, alongside solar panel thermal heating for hot water. A well-considered choice for the ecofriendly benefits and economic efficiency.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 2286 sq.ft. (212.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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