



Helpston Road

Bainton, PE9 3AJ

EXTENDED & FULLY REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT JUST 12 MONTHS AGO - This 4/5 bedroom, 3 Reception, 3 Bathroom detached family home, situated in a picturesque rural setting just on the edge of the popular village of Bainton, is offered for rent in absolutely immaculate condition having recently undergone an extensive programme to both significantly extend and fully refurbish this highly attractive property. Particularly noteworthy highlights include the Bespoke Kitchen, Bathrooms, large Utility Room and a Self Contained Annex comprising a large Bedroom 5/Home Office or Studio and a Separate Shower Room. The property also benefited from having new flooring throughout, New Windows and significantly improved insulation. The completely redesigned heating system focuses on a modern Air Source Heat Pump powering underfloor heating on the ground floor and New Radiators upstairs. To finish everything off the property was also Completely Redecorated meaning the house is in almost Show Home condition and really must be viewed to be fully appreciated.

£3,250 Per Calendar Month

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- Extended and Refurbished Throughout
- 3 Bathrooms
- Open plan Kitchen/Dining/Living and Family areas
- Please Refer to Attached KFB For Material Information Disclosures
- 4/5 Bedrooms Depending on Requirements
- Generous Gardens Wrap around the Property
- Tranquil Location on the edge of Sought After Village and Surrounded by Farmland
- Bespoke kitchen and Utility
- Oversized Double Garage with Electric Roller Doors
- EPC Rating C

Entrance Hall

7'1" x 13'5" (2.16 x 4.09)

Snug/Playroom

13'1" x 13'10" (3.99 x 4.22)

Kitchen

20'11" x 15'3" (6.38 x 4.67)

Dining Area

7'1" x 13'1" (2.16 x 4.01)

Living Room

14'2" x 12'2" (4.32 x 3.73)

Family Room

16'0" x 10'9" (4.88 x 3.3)

First Floor Landing

Master Bedroom including Dressing Area

17'7" x 16'7" (5.36 x 5.06)

Ensuite to Master

9'10" x 7'3" (3.0 x 2.21)

Bedroom 2

15'8" x 12'0" (4.78 x 3.66)

Bedroom 3

12'11" x 9'8" (3.94 x 2.95)

Bedroom 4

10'2" x 12'0" (3.12 x 3.66)

Family Bathroom

11'0" x 9'10" (3.36 x 3.02)

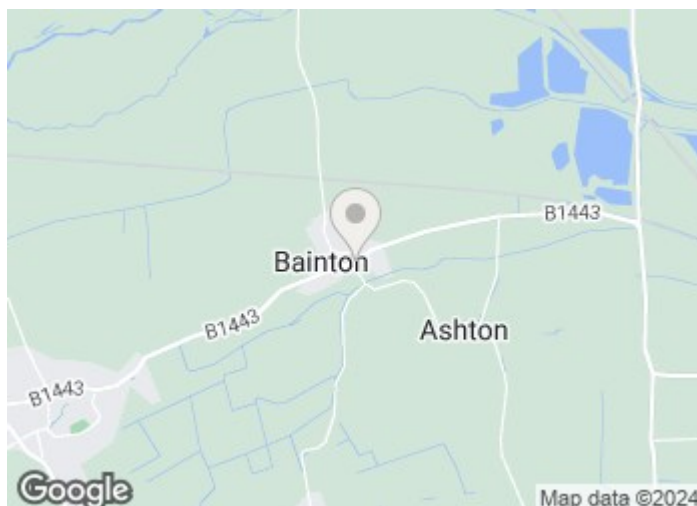
Self Contained Annex

Bedroom 5/Office

16'11" x 14'4" (5.16 x 4.39)

En Suite Shower Room

Oversized Double Garage

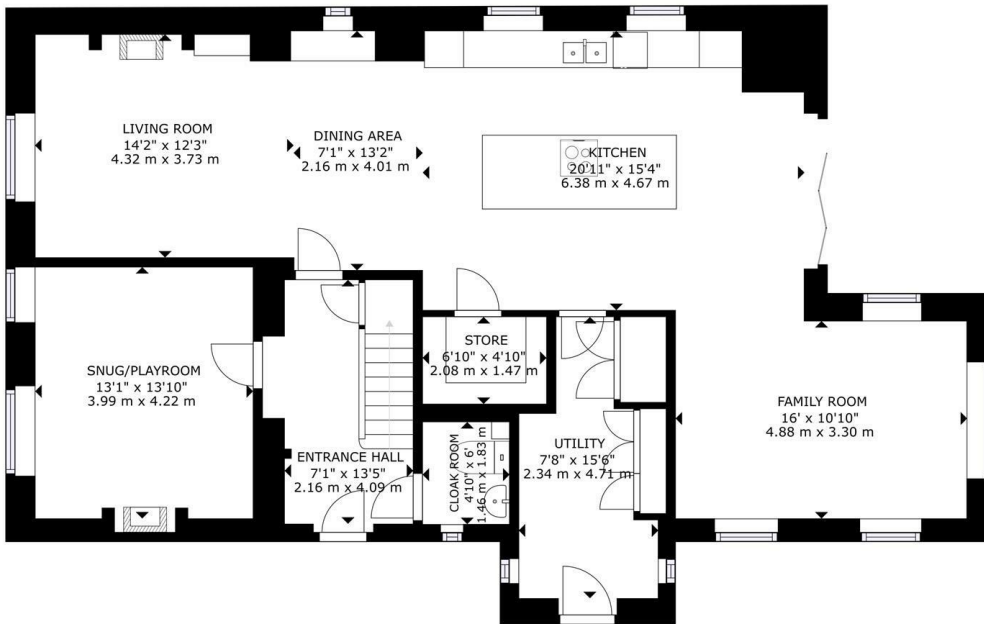


Directions

Please use Post Code PE9 3AJ for Sat Nav Assistance - leave the village of Bainton heading towards Helpston and property is the first property visible on the left hand side.



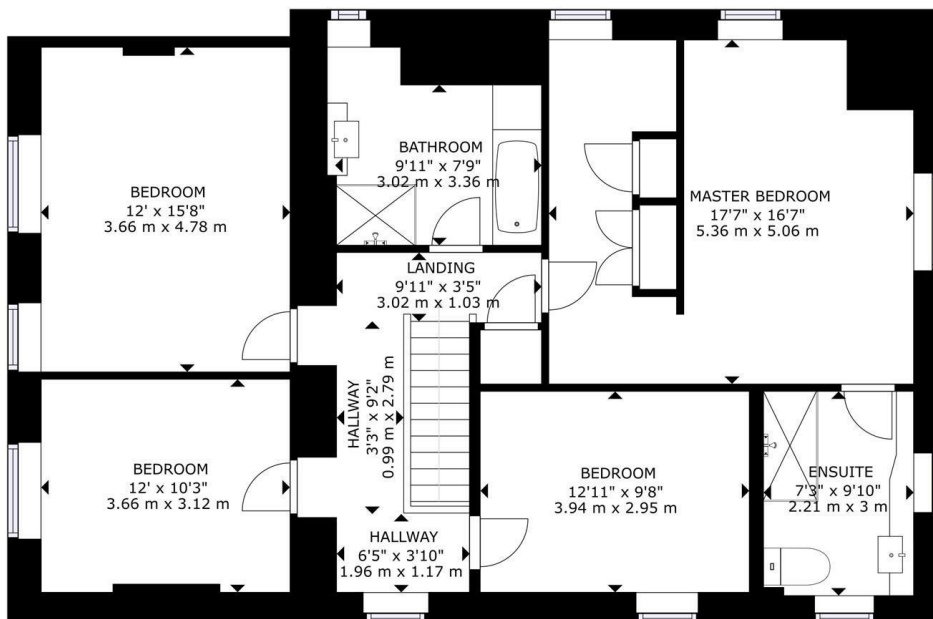
Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 1304 sq ft, 121.12 m², FLOOR 2: 1141 sq ft, 105.98 m²
 TOTAL: 2445 sq ft, 227.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



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FLOOR 2

These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		95
A	(81-91)		
B	(69-80)	73	
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC