



Hurfords

Glinton Road, Helpston Peterborough Freehold: £600,000



## Key Features



- Immaculately presented five bedroom detached stone built family home
- Situated in the sought after village of Helpston
- Great access to local schools and amenities including Arthur Mellows Village College
- Contemporary open plan kitchen/dining room
- Master suite with walk in wardrobe and en-suite shower

An immaculate, well-presented detached family home set in the sought after village of Helpston, enjoying views over open countryside. The property offers many appealing features including an extensive open plan family kitchen, office/playroom, dining area and five bedrooms with an en-suite and dressing area to the master. The property sits on a good sized plot with a large front garden mainly laid to lawn, with a variety of shrubs, borders and mature trees. With a hard standing driveway which extends to the side of the property leading to the rear garden with a further parking area and detached double garage with two up and over doors, power and lighting connected. The rear garden is mainly laid to lawn with a patio area, shrubs and borders and backing onto open farmland.

The property is entered via a spacious entrance hall with doors to the sitting room, kitchen/dining room, cloakroom and stairs giving access to the first floor. The cloakroom is well presented and fitted with a low





level WC, pedestal hand wash basin, ceramic tiled flooring, tiling to dado height and extractor fan.

The open plan kitchen/dining room sits to the right of the property and has been refitted with a range of base and wall units in a contemporary style with granite style worktops over. The kitchen also benefits from a range of integrated appliances including double oven, microwave combination oven, ceramic hob with extractor hood over, fridge, washer/dryer, dishwasher and wine cooler. The open plan kitchen/dining room is a good-size with space for dining and sitting furniture and French doors giving access to the rear garden and patio area creating a fantastic space for alfresco dining and entertaining.

The sitting room sits to the left of the property and is a good-size with feature marble fireplace with gas inset fire, window to the front aspect and a door through to the study.

The study sits at the rear with a window overlooking the rear garden and is a great space for a home office or children's playroom depending on the purchaser's requirements.

The first floor gives access to three double bedrooms including the master suite. The master bedroom is a great size with dressing area including fitted wardrobes and access into a contemporary en-suite shower room. The en-suite is fitted with a contemporary three piece suite comprising of a double shower cubicle with mixer shower and tiled splash backs, low level WC, pedestal wash hand



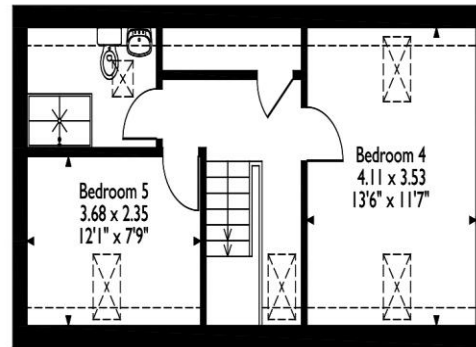
# Glinton Road Helpston, Peterborough

Approximate Gross Internal Area

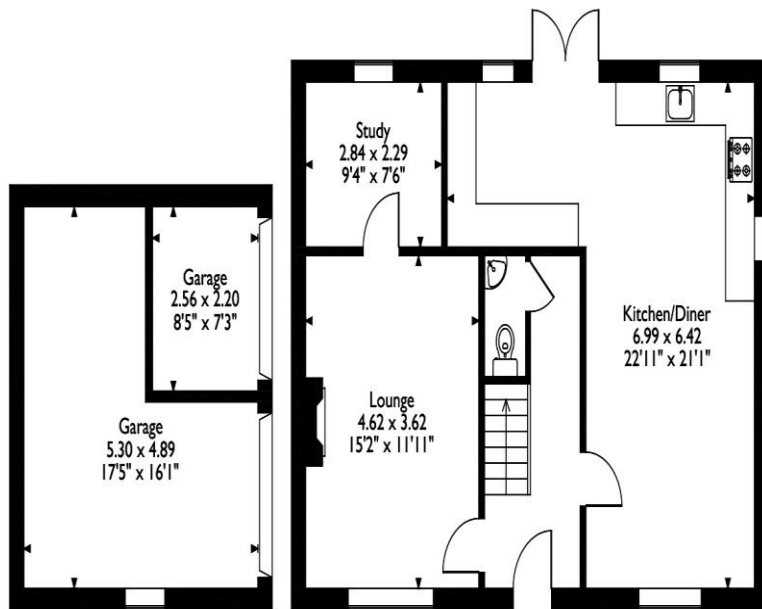
Main House = 166 Sq M/1786 Sq Ft

Garage = 26 Sq M/280 Sq Ft

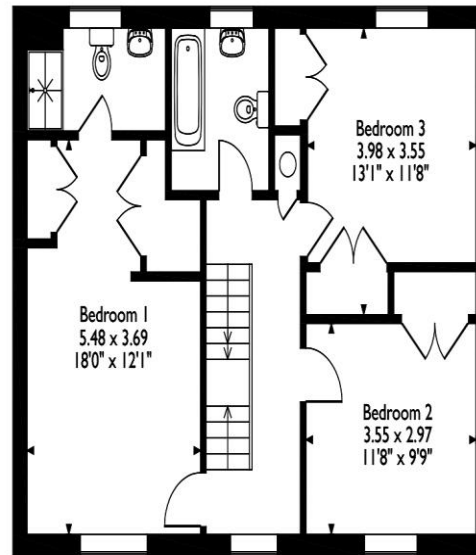
Total = 192 Sq M/2066 Sq Ft



Second Floor



Ground Floor



First Floor

basin and heated towel rail.

Bedroom two and three are also situated on the first floor and are spacious double room's befitting from fitted wardrobes.

The first floor has access into a family bathroom which is fitted with a contemporary three piece suite comprising of bath tub, tiled splash backs and shower attachment, low level WC, wash hand basin, heated towel rail.

On the second floor there is access into two further bedrooms with velux windows and views over farmland. The second floor gives access to a family shower room which is fitted with a contemporary three piece suite comprising of a double shower cubicle, with mixer shower and tiled splash backs, low level WC, pedestal wash hand basin, heated towel rail

## Outside

The property sits on a good sized plot with a large front garden mainly laid to lawn, with a variety of shrubs, borders and mature trees. With a hard standing driveway which extends to the side of the property leading to the rear garden with a further parking area and detached double garage with two up and over doors, power and lighting connected. The rear garden is mainly laid to lawn with a patio area, shrubs and borders and backing onto open farmland.



# Selling your property?

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