

## 28 HELMSLEY WAY

SPALDING, PE12 6BG

**£289,950**  
FREEHOLD

This beautifully presented family home offers modern open-plan living with high-quality finishes throughout. The ground floor features a contemporary kitchen open to the lounge and dining area, complete with stunning bi-fold doors to the rear garden. Upstairs, the master bedroom benefits from a walk-in dressing area and en-suite shower room, accompanied by two further bedrooms and a family bathroom. With a utility room, garage, and a good-sized enclosed garden, this home combines style, comfort, and practicality for modern family life.

# 28 HELMSLEY WAY

- Open-plan kitchen and lounge/diner
- Bi-fold doors to rear garden
- Master bedroom with dressing area & en-suite
- Two additional bedrooms
- No Onward Chain
- Utility room
- Ground-floor WC
- Garage with roller electric door
- Enclosed garden with patio
- High-quality fixtures throughout



## Summary

Stunning Family Home with Modern Open-Plan Living

This beautifully presented home offers a perfect blend of style, functionality, and comfort. The ground floor features a welcoming hallway with storage cupboard and stairs leading to the first floor, a convenient WC, and a garage with roller electric door. The modern utility room provides practical space, while the heart of the home is the stunning open-plan kitchen, lounge, and dining area. The kitchen is exceptionally well designed, flowing seamlessly into the dining and living spaces, and features spectacular bi-fold doors opening onto the rear garden – perfect for entertaining or enjoying al fresco dining.

Upstairs, the master bedroom is a true retreat, boasting a spacious walk-in dressing area and a luxurious en-suite shower room. Two further bedrooms, a family bathroom, and high-quality fixtures throughout ensure comfort and style for the whole family.

Externally, the property benefits from

a good-sized, fully enclosed rear garden with a patio area, ideal for relaxing or entertaining. With high-quality finishes and attention to detail throughout, this home is ready to move into and enjoy.

## Room Sizes

Ground Floor:

Hallway – Window to side, storage cupboard, stairs to first floor.

Garage – Up-and-over door.

WC – Conveniently located on the ground floor.

Utility Room – 1.37m x 1.55m, window to side, door to kitchen.

Kitchen – 2.36m x 4.60m, modern design, open-plan to the dining and lounge area, with window to rear.

Lounge/Diner – 6.53m x 3.58m, window to front, door and stunning bi-fold doors opening onto the rear garden.

First Floor:

Master Bedroom (Bedroom 1) – 3.51m x 3.48m, window to front,

storage cupboard, door to:

Dressing Area – 1.88m x 2.44m, open-plan to bedroom.

En-suite Shower Room – Window to rear.

Bedroom 2 – 3.53m x 3.53m, window to front.

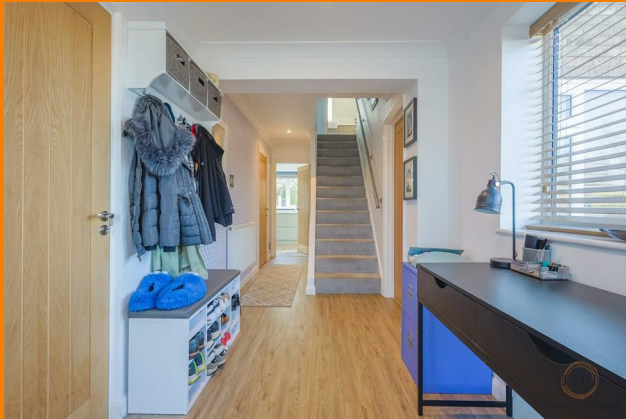
Bedroom 3 – 2.92m x 2.49m, window to rear.

Bathroom – Window to rear.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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## ADDITIONAL INFORMATION

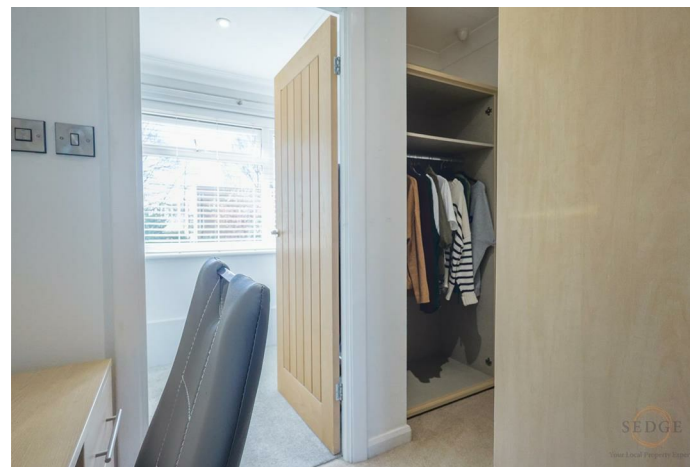
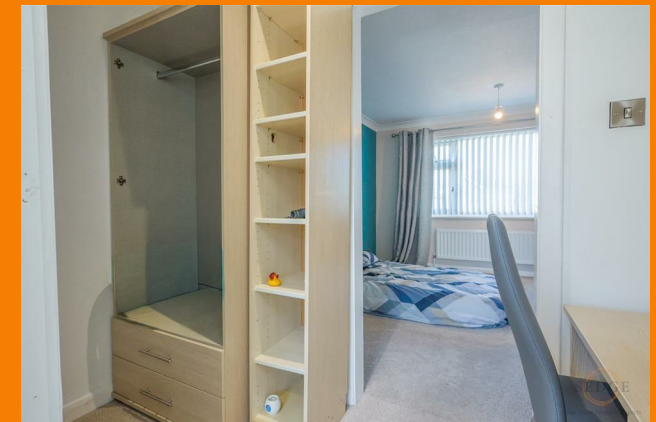
**Local Authority** – South Holland

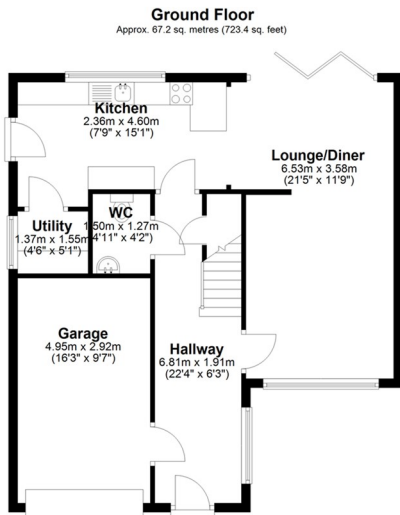
**Council Tax** – Band C

**Viewings** – By Appointment Only

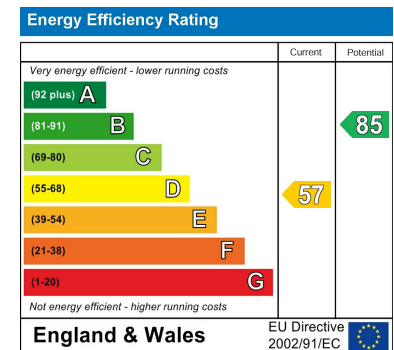
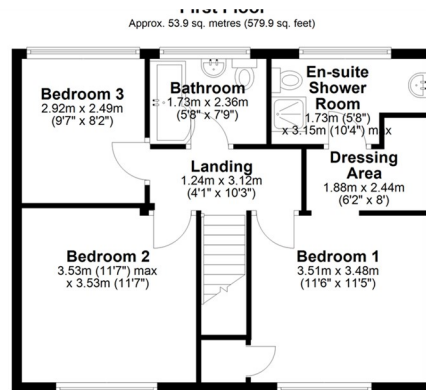
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 121.1 sq. metres (1303.3 sq. feet)  
**28 Helmsley**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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