



Arborfield Close, Helpston Peterborough  
**£310,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Village Location
- Three Bedrooms
- Conservatory
- Cul De Sac
- Overlooking Open Fields to Rear

## Accommodation Includes

Entrance Hall

Lounge

3.34m x 4.99m (10'11" x 16'4").

Dining Room

2.87m x 3.79m (9'5" x 12'5").

Kitchen

1.67m x 4.97m (5'5" x 16'3").

Utility Room

1.62m x 3.42m (5'3" x 11'2").

Conservatory



Bathroom

First Floor Landing

Bedroom One

2.85m x 3.56m (9'4" x 11'8").

Bedroom Two

2.52m x 4.02m (8'3" x 13'2").

Bedroom Three

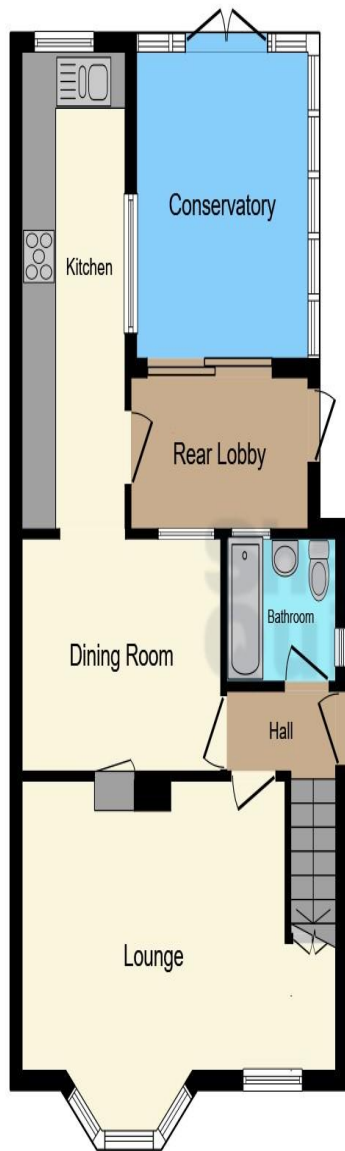
2.44m x 2.92m (8' x 9'7").

Outside

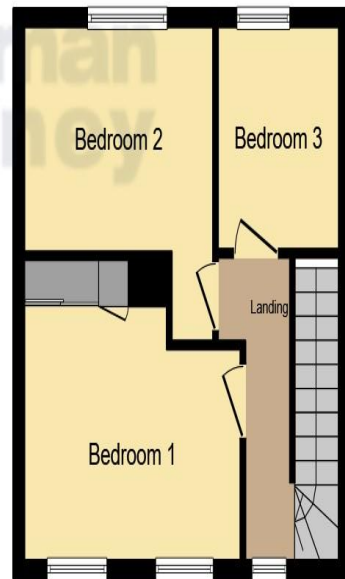
To the rear the private enclosed garden backs onto open fields, is laid to lawn with mature borders, raised decking area, oil tank, access via a side gate.

To the front there's a gravelled driveway providing parking for several vehicles.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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