



**HEATH ROAD, HELPSTON, PE6 7EG**  
**GUIDE PRICE £800,000 - £825,000 FREEHOLD**

Set within this sought after village with close links to Peterborough, Stamford & The Deepings, lies this detached four-bedroom, three-bathroom, family home with a versatile living set up, with the beautiful living kitchen living dining space with vaulted ceiling the focal point of the home, beautifully kept gardens backing onto woodland compliment the house magnificently.

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## ACCOMMODATION

### RECEPTION HALL

A striking reception greets you with side central stairs leading to the wrap around galleried landing to the first floor, underfloor heating throughout the ground floor, part vaulted ceiling, recessed storage cupboard and engineered oak flooring, power points

### CLOAKROOM

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

### SITTING ROOM

21'4 x 14'1 a room with a warm and opulent feel, tastefully finished, with UPVC box bay window to the front aspect, UPVC window to side aspect, attractive limestone fireplace with cast wood burner inset and ceiling spot lighting, with double doors through to:

### DINING ROOM

13'8 x 14'1 (max) 10'4 (min) a sizeable space formal dining, or a perfect snug room for film Sunday's with UPVC French doors out to the westerly facing rear gardens and further UPVC window to the side

### HOME OFFICE

8'5 x 11' an ideal space as a base from those who work from home, with a fitted office furniture, a comfortable space with UPVC window to the rear aspect and views over the garden and woodland beyond.

### UTILITY ROOM

7'3 x 6'11 a handy work room with part glazed UPVC door to the side aspect, comprising a range of base and eye level storage units, double Belfast sink, plumbing and space for washing machine, vented space for tumble dryer and tiled flooring

### KITCHEN DAY ROOM

30'11 x 13'8 a stunning space for the family and friends to be together, beautifully appointed and a lovely light filled space, split into three distinct areas but all seamlessly linked making a space that is craved in modern living. The kitchen area comprises a range of classic modern base and eye level storage units incorporating granite work surface with double sink inset, integrated twin side by side ovens and hob with

extractor fan over, integrated dishwasher and wine fridge, recess for American fridge freezer and tiled flooring. The dining area enjoys a long and high vaulted ceiling which continues into the living space with UPVC French doors onto the covered outdoor seating area and Velux windows to both side aspects, tiled flooring. Stepping up to the magnificent living space with balustrade division, with corner UPVC window, dual Velux windows and UPVC window to the rear, reclaimed brick recess with cast wood burner inset and oak mantle over, finished with engineered oak flooring.

### GALLERIED LANDING

With wrap around stairs leading to split landing area, part vaulted ceiling and Velux window to the front aspect.

### PRINCIPAL BEDROOM

14'10 x 12'10 a wonderful room beautifully appointed and finished with UPVC French doors to the front aspect with cast Juliet balcony and views over countryside, dual radiators and LED ceiling spot lighting.

### DRESSING ROOM

With dual double wardrobes, with hanging rails and shelving, radiator and Velux window to the side.

### EN SUITE

With frosted UPVC window to the side aspect, comprising a quality four-piece suite, low level WC, dual wash hand basins set in vanity unit, walk in wet area with glass screen and rain shower over, fully tiled shower area, tiled walls and tiled flooring, underfloor heating, chrome heated towel rail and LED ceiling spot lighting.

### GUEST BEDROOM

14'1 x 12'7 a generous double bedroom with UPVC window to the front aspect and recessed double wardrobe, radiator, LED ceiling spotlights.

### EN SUITE

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and double shower cubicle with electric shower over, tiling and tiled flooring.

### BEDROOM

12'1 x 8'5 with UPVC window to the rear aspect, fitted single wardrobe, currently set up as an office space with fitted office furniture, radiator, loft access with loft

ladder, LED ceiling spotlights and engineered oak flooring

### BEDROOM

10'4 x 13'8 with UPVC window to the rear aspect, recessed double wardrobe and radiator.

### BATHROOM

10'11 x 8'4 a lovely space with frosted UPVC window to the side aspect, comprising a quality modern four-piece suite, low level WC, wash hand basin set in vanity unit, curved panel bath with side taps and double shower cubicle with power shower, recessed airing cupboard, fully tiled walls, tiled flooring, underfloor heating and chrome heated towel rail.

### OUTSIDE

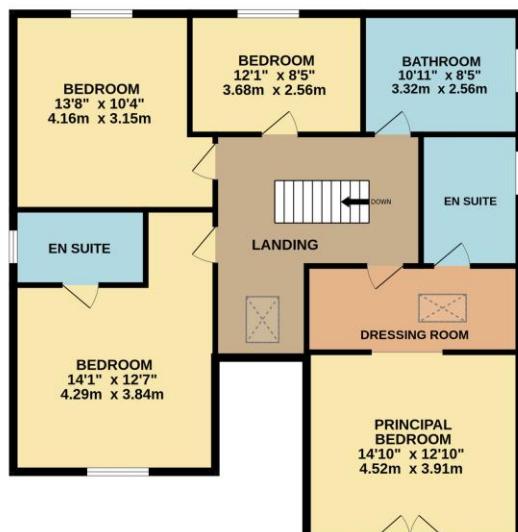
A fantastic location within the ever-popular village of Helpston and falling to catchment for the popular Arthur Mellows College, offering views over countryside to the front and backing onto woodland to the rear. The frontage is approached by the cobbled effect driveway offering parking for numerous vehicles and leading to an OVERSIZE GARAGE with electric door. Gated access to both sides of the property lead down to the beautiful manicured and tended gardens, with an extensive patio seating area providing an idyllic entertaining space, with steps leading up to the composite decking area with sunken hot tub, offering another seating spot for coffee and drinks, gravelled borders with planted bushes and shrubs, extensive lawn area backing down to the wooded area behind the property providing a high level or privacy, a hobbit house entertaining space with power gives another retreat for lazy evening days, winter hideaways to chat with friends over a wine and a perfect snug area.



GROUND FLOOR  
1450 sq.ft. (134.7 sq.m.) approx.



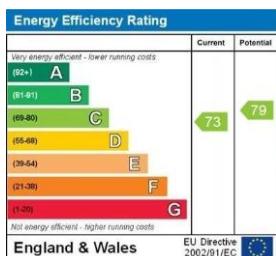
1ST FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA: 2592 sq.ft. (240.8 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 condition or efficiency can be given.  
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