



Woodland Lea, Helpston
PE6 7EF



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Guide Price £315,000

Newton Fallowell are proud to offer for sale with NO ONWARD CHAIN, this fantastic two bedroom detached bungalow. Situated in a quite cul-de-sac in the Village of Helpston this property is a must view. The accommodation briefly comprises of a reception hallway with study area, two double bedrooms, a bathroom, lounge / diner and a kitchen breakfast room overlooking the generous rear garden. The property benefits from solar panels, an air source heat pump and underfloor heating throughout. Early viewing is essential to avoid missing out.

Entrance hall

Internal porch with glazed door opening to entrance hall with underfloor heating, laminate wood flooring. Recessed study area with PVCu double glazed window to the side. Access to boarded loft space with great potential for conversion to additional accommodation.

Lounge / diner

17'3" x 10'7" (5.26 x 3.23)

PVCu double glazed windows to the front and side, multi fuel stove, laminate wood flooring with under floor heating.



Kitchen / breakfast room

13'3" x 12'5" (4.04 x 3.80)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge freezer, space for washing machine, built in eye level oven and electric hob with extractor over. PVCu double glazed window and two sets of French doors opening to the garden.

Bedroom 1

11'6" x 10'6" (3.53 x 3.22)

PVCu double glazed windows to the front and side, underfloor heating and laminate wood flooring.

Bedroom 2

10'5" x 9'7" (3.20 x 2.94)

PVCu double glazed window to the rear, underfloor heating and laminate wood flooring.

Bathroom

Fitted with a three piece suite comprising of a bath with wall mounted shower over, sink and low level WC. Heated towel rail, under floor heating, PVCu double glazed window to the rear.

Outside

To the front and side of the property there is a gravel driveway providing parking for several vehicles. To the side of the property there is a prefabricated garage with double doors to the front. The generous rear garden is laid to lawn with raised vegetable beds, mature borders, a patio seating area and a garden shed.

EPC

C

Solar panels

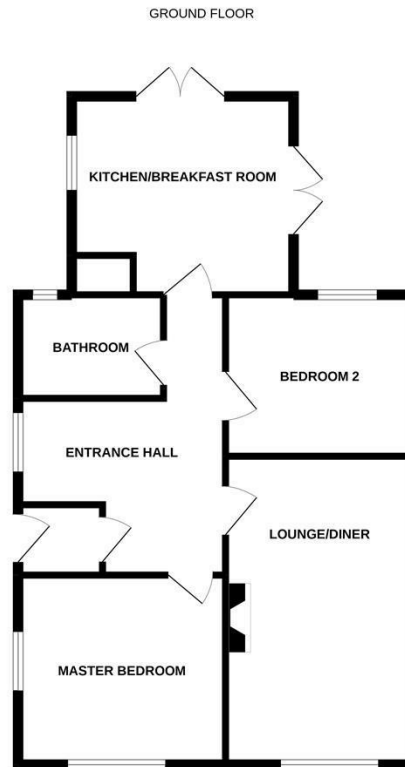
The solar panels are on a lease agreement with Peterborough City Council where the property benefits from the use of the electricity generated.

Agents note

The vendor informs us that the following works were carried out during their ownership: new roof, upgraded insulation, underfloor heating & air source heat pump.

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell Market Deeping nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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t: 01778345978

e: deeping@newtonfallowell.co.uk

www.newtonfallowell.co.uk