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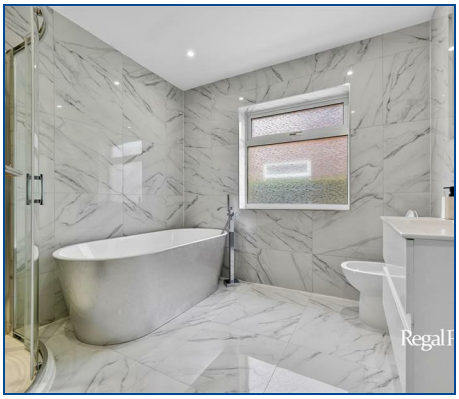
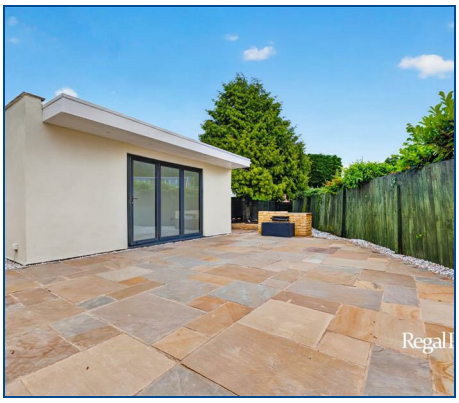




Woodland Lea, Helpston, Peterborough, PE6 7EF
Asking price £389,000
Freehold

Regal Park are pleased to offer a unique opportunity to purchase a Detached Bungalow in the beautiful village of Helpston with an additional " Bedroom 3/WORK FROM HOME FACILITY", a stand alone conversion that lends itself to many permutations with full WC facilities in situ. Office/Hairdresser/Dog groomer, it could be used as a gymnasium or converted into an extra bedroom and there is possible extension land in the garden.

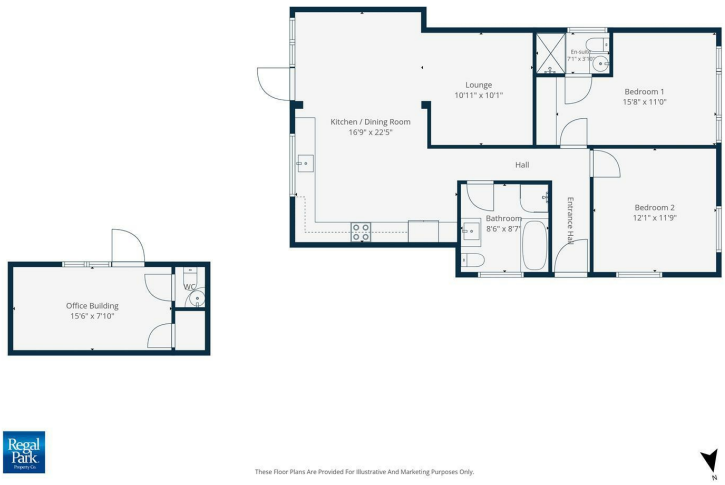
The house is a turnkey 2/3 Bedroom EXTENDED Bungalow in a wonderful village location, offering very popular open plan living facilities with new Bifold doors that seamlessly connects indoor and outdoor spaces, in this case a new Sandstone patio.

The property is situated close to local amenities such as The John Claire Café with home cooked fayre and a country pub. The village is within easy access to Peterborough and A15/A47. It has been FULLY RENOVATED with new electrics throughout, new boiler and radiators, plastered and rendered, new front door, tiled and carpets throughout, Re-Fitted bathroom and En-Suite, Re-Fitted Kitchen inc fitted Rangemaster, Kitchen has had panoramic window fitted.
Electric charging point. Security Cameras fitted.
Viewings Highly Recommended to appreciate this property.
NO CHAIN.

Woodland lea is adjacent to the Helpston ancient woodland with Roe and Fallow deer which residents enjoy a country stroll.

House to sell, possible Part exchange may be considered.

APPROVED CODE
TRADINGSTANDARDS.GOV.UK
The Property Ombudsman



Entrance Hall
3'9" x 8'11" (1.14m x 2.72m)

Hallway
13'0" x 3'1" (3.96m x 0.94m)

Kitchen/Dining Room
16'9" x 22'5" (5.11m x 6.83m)

Lounge
10'11" x 10'1" (3.33m x 3.07m)

Bedroom 1
15'8" x 11'0" (4.78m x 3.35m)

En-Suite
7'1" x 3'10" (2.16m x 1.17m)

Bedroom 2
12'1" x 11'9" (3.68m x 3.58m)

Bathroom
8'6" x 8'7" (2.59m x 2.62m)

Bedroom 3/Office Building
15'6" x 7'10" (4.72m x 2.39m)

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.