



15 Towgood Close, Helpston, PE6 7AP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situated within a village cul-de-sac location in Helpston, this immaculately presented four bedroom detached family home has been improved by the current owner and finished to a high standard throughout, creating a stylish and modern living environment.

The accommodation includes a spacious lounge and an impressive open plan kitchen diner, providing an ideal space for both family life and entertaining. Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, along with a family bathroom.

Externally, the property benefits from a driveway leading to a single garage, while to the rear is a west-facing enclosed lawned garden, ideal for enjoying the afternoon and evening sun.

The village of Helpston is well positioned between Stamford and Peterborough, offering convenient access to both, along with local amenities including a Post Office and public house.

A superbly presented modern family home in a desirable village setting.

Asking Price £379,995 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Modern four bedroom home
- Stylish kitchen diner
- Master bedroom with en-suite
- Parking and garage
- EPC - C

- Finished to a high standard
- Improved by the current owner
- Enclosed west facing garden
- Access to Stamford and Peterborough
- Viewing highly recommended



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
6.48m x 3.33m (21'3 x 10'11)

Kitchen Diner
6.48m x 3.53m (21'3 x 11'7)

Utility

Landing

Main Bedroom
3.81m x 3.20m (12'6 x 10'6)

En-suite Shower Room

Second Bedroom
3.35m x 3.00m (11' x 9'10)

Third Bedroom
3.38m max x 3.35m max (11'1 max x 11' max)

Fourth Bedroom
3.23m x 3.18m (10'7 x 10'5)

Family Bathroom

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io