



Heath Road, Helpston
Asking Price Of £675,000



OSPREY
PROPERTY



A well balanced five bedrooms bay fronted family home situated towards the end of the village with attractive views all round. This home, has recently undertaken some cosmetic refurbishment including new bay windows and kitchen worktops, flooring and decorating. Offering extensive space for a family with an impressive open plan kitchen area and has been sympathetically extended across the rear, combining modern living with character.

The entrance hall serves all the main living areas with the cloakroom off, to the front is a study, sitting room with stripped wooden flooring, curved bay window and a feature log burner. To the rear is a family sitting room with a log burner and stripped wooden flooring, this opens into the extension with a family area featuring double doors opening to the large L shaped open plan living family kitchen, this is a huge feature of the property and opens on to the rear gardens.

Four well balanced double bedrooms and family bathroom with an attractive landing area with stairs to the second floor. Climbing the stairs to the second floor, here you will find the principal bedroom with shower room and walk in dressing room / study.

There is a gated large, gravelled driveway to the front and side. To the rear is a detached prefabricated garage currently used for storage, gym, utility area and W/C.

The rear gardens have a raised paved area right across the rear, stepping down on to a large lawned area, a BBQ area to the bottom, vegetable garden area. To the bottom the garden backs on to open countryside.





Freehold

MAINS: Electric and Water (Oil Fired Central Heating)

EPC: D

COUNCIL TAX: E







ENTRANCE HALL:

STUDY: 2.49m x 3.79m (8'2" x 12'5")

SITTING ROOM: 3.83m x 3.59m (12'7" x 11'9")

LIVING ROOM: 7.4m x 3.59m (24'3" x 11'9")

KITCHEN: 5.14m x 3.79m (16'10" x 12'5")

DINING ROOM: 3.15m x 6.13m (10'4" x 20'1")

FIRST FLOOR:

BEDROOM TWO: 3.89m x 3.74m (12'9" x 12'3")

BEDROOM THREE: 3.75m x 3.68m (12'4" x 12'1")

BEDROOM FOUR: 3.75m max x 3.79m (12'4" max x 12'5")

BEDROOM FIVE: 3.83m X 3.35m (12'7" x 11')

BATHROOM: 2.76m x 2.25m (9' x 7'4")

SECOND FLOOR:

BEDROOM ONE: 3.96m x 3.78m (13' x 12'5")

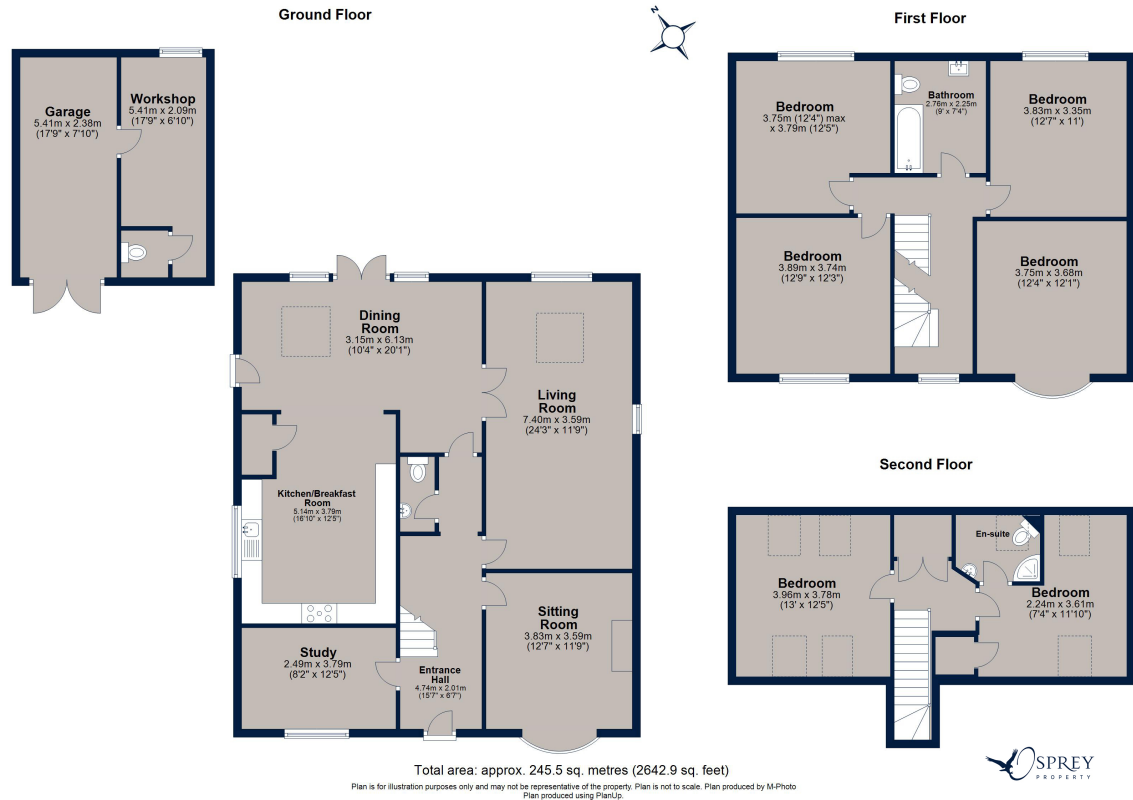
DRESSING ROOM / BEDROOM: 2.24m x 3.61m (7'4" x 11'10")

ENSUITE:

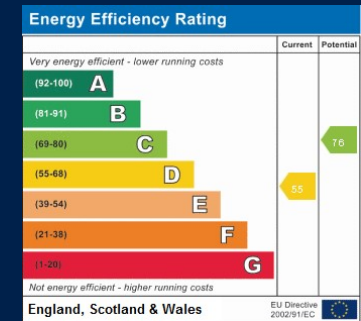




Heath Road, Helpston



Helpston is a popular village situated approximately 6 miles north of Peterborough and 8 miles east of Stamford and some 4 miles south of Market Deeping. Local facilities include shop/post office, primary school, public house and church. The village comprises of a mixture of houses and cottages, many of which are listed for architectural and historical reasons. Peterborough to the south is the main regional centre and offers a wide range of recreational, educational and shopping facilities together with a high-speed rail link to London King's Cross with a publicised journey time of approximately 50 minutes.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements