

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**16 HEATH ROAD, HELPSTON
PE6 7EG**

£670,000

FREEHOLD



**briggs
residential**

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Situated in one of the areas' most sought-after locations and backing onto woodland, this greatly improved and extended detached family home offers spacious accommodation throughout having four reception areas, four large bedrooms to the first floor and fully enclosed private gardens to the rear. Featuring a 22' living room with TV area and seating area enjoying views over the gardens and trees beyond, this home also has a lovely lounge with bay window, a light and airy dining room with windows front and rear and a modern quality kitchen that leads through to a garden room overlooking the rear gardens. With four double bedrooms and two bathrooms this well presented home is perfect for the growing family and is within an excellent school catchment area. Ask the Briggs Residential team to book your viewing today.

Traditional front entrance door opening to

ENTRANCE HALL

An impressive, spacious entrance to this home with attractive flooring, staircase to first floor with storage cupboard below and access to all principal rooms.

LOUNGE 16'6 x 13'8 (5.03m x 4.17m)

Featuring a large walk-in bay window to front elevation, recessed cast-iron woodburner, exposed flooring, radiator and TV point.

DINING ROOM 16' x 10'2 (4.88m x 3.10m)

A light and airy room ideal for entertaining approached via double-opening doors from the hallway with two windows to side elevation, further window to front elevation, radiator and exposed flooring.

LIVING ROOM 22' x 11'7 (6.71m x 3.53m)

A large room with two sections, this versatile room has a relaxing seating area to the rear with French doors opening onto the rear gardens and skylight windows above.

LANDING

A spacious landing with radiator and window overlooking the rear garden.

MASTER BEDROOM 16'10 x 11'9 (5.13m x 3.58m)

With a large walk-in bay window to front elevation enjoying countryside views, this large room has two sets of double built-in wardrobes, single wardrobe and radiator.

BEDROOM TWO 16'8 x 10'2 (5.08m x 3.10m)

A large room with radiator and windows to side and front elevations.

BEDROOM THREE 14'2 x 11'7 (4.32m x 3.53m)

With two double wardrobes, single wardrobe and window to rear elevation enjoying views over the rear garden.

BEDROOM FOUR 10'8 x 8'1 (3.25m x 2.46m)

With built-in wardrobe, radiator and window to front elevation.

BATHROOM

A recently upgraded suite comprising panelled bath with mixer tap and shower attachment, shower cubicle, wash-hand basin, low flush WC, attractive wall tiling, radiator and window to side elevation.

KITCHEN/GARDEN ROOM 16' x 13'1 (4.88m x 3.99m)

Featuring a range of quality contemporary Shaker style units with a range of built-in appliances, this spacious room, which is the heart of the home, has quality work surfaces, breakfast bar, window to rear elevation and open access through to the Garden Room which has a breakfast area, relaxed seating area enjoying views over the garden and further window to side elevation.

UTILITY ROOM 10'5 x 6'4 (3.18m x 1.93m)

With a range of wall and base units, sink unit, plumbing for washing machine, radiator, door to side and door to

CLOAKROOM

Comprising low flush WC and storage cupboard.

SHOWER ROOM

Comprising shower cubicle, wash-hand basin, low flush WC, wall tiling, heated towel rail and window to rear elevation.

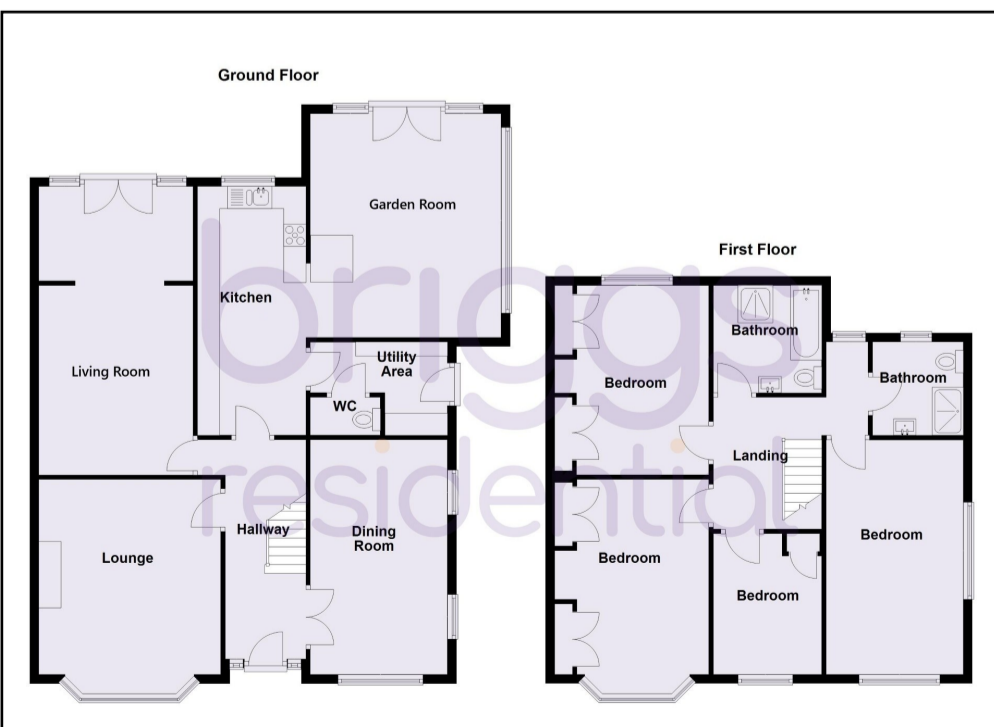
OUTSIDE

The property is approached via a gravel driveway which provides parking for several vehicles.

The rear westerly-facing garden, which is a superb feature of this home and backs onto woodland, is mainly laid to lawn with a large patio area and mature shrubs. There is also a large tucked away garage ideal as a workshop or for storage.

EPC RATING: TBC

COUNCIL TAX BAND: E



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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