



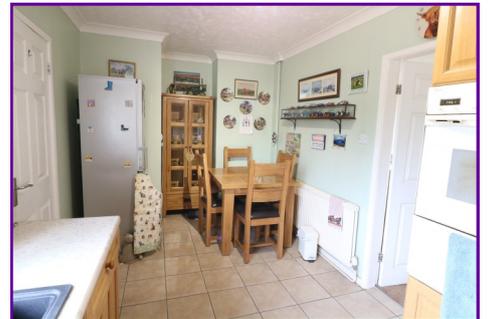
**briggs**  
residential

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17 Market Place · Market Deeping · PE6 8EA

**48 HELPSTON ROAD  
GLINTON PE6 7JT  
£219,950**

**FREEHOLD**



Offered for sale with no chain, this three bedroom semi-detached home which is opposite Arthur Mellows Village College, has an exceptionally large garden to the rear with a 29' barn. The property itself has a kitchen/breakfast room, good size lounge and offers superb potential. An ideal first home.

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**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm    Sat. 9.00am until 4.00pm    Sun. Closed

Front entrance door opening to

#### HALLWAY

With stairs leading to first floor.

#### LOUNGE 13'6 x 12' (4.11m x 3.66m)

With woodburner, radiator and window to front elevation.

#### KITCHEN/DINING ROOM 17'1 x 8'4 (5.21m x 2.54m)

With a range of wall and base units, work surface, built-in oven and hob, plumbing for washing machine, fridge space, dining area, window to rear elevation and door to

#### LOBBY

With door to rear garden.

#### BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to side elevation.

#### LANDING

#### BEDROOM ONE 10'8 x 9'6 (3.25m x 2.90m)

With radiator and window to front elevation.

#### SHOWER ROOM

Comprising shower cubicle, wash-hand basin and WC.

#### BEDROOM TWO 12'5 x 8'8 (3.78m x 2.64m)

With radiator and window to rear elevation.

#### BEDROOM THREE 8'8 x 8' (2.64m x 2.44m)

With radiator, access to loft and window to rear elevation.

#### OUTSIDE

The property is approached via a long driveway which provides parking for many vehicles.

There is a large lawned garden with patio area, paving and vegetable area, whilst within the gardens is a 29' x 12' detached barn with power and lighting.

EPC RATING: D

COUNCIL TAX BAND: A (PCC)

