



**3 HELPSTON ROAD, GLINTON  
PE6 7JT**

**£300,000**

**FREEHOLD**



**briggs  
residential**

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**O**ffered for sale with no chain, this three bedroom detached bungalow is situated in a superb location and benefits from having a fully enclosed south-facing rear garden. Approached via a long driveway leading to a larger than average garage, this home has two reception areas and viewing is highly advised to appreciate the superb accommodation available.

#### ENTRANCE

Entrance door opening to

#### PORCHWAY

With door leading to

#### ENTRANCE HALL

A good size entrance hall with doors to all primary rooms.

#### LOUNGE 15'6 x 11'7 (4.72m x 3.53m)

With an electric fire set within a Victorian style surround, this light and airy room has radiator, window to side elevation and walk-in bay window to rear elevation.

#### DINING ROOM 10'5 x 9'8 (3.18m x 2.95m)

With radiator, window to side elevation and access to

#### KITCHEN 10'9 x 9'3 (3.28m x 2.82m)

With a range of wall and base units, cooker point, sink unit, plumbing for washing machine, fridge space, work surface, window to side elevation and door to rear garden.

#### BEDROOM ONE 11'6 x 10'5 (3.51m x 3.18m)

With radiator and window to front elevation.

#### BEDROOM TWO 10'5 x 9'6 (3.18m x 2.90m)

With radiator and window to front elevation.

#### BEDROOM THREE 10'7 x 8' (3.23m x 2.44m)

With radiator and window to side elevation.

#### BATHROOM

Comprising panelled bath, wash-hand basin and window to side elevation.

#### CLOAKROOM

Comprising WC, wash-hand basin and window to side elevation.

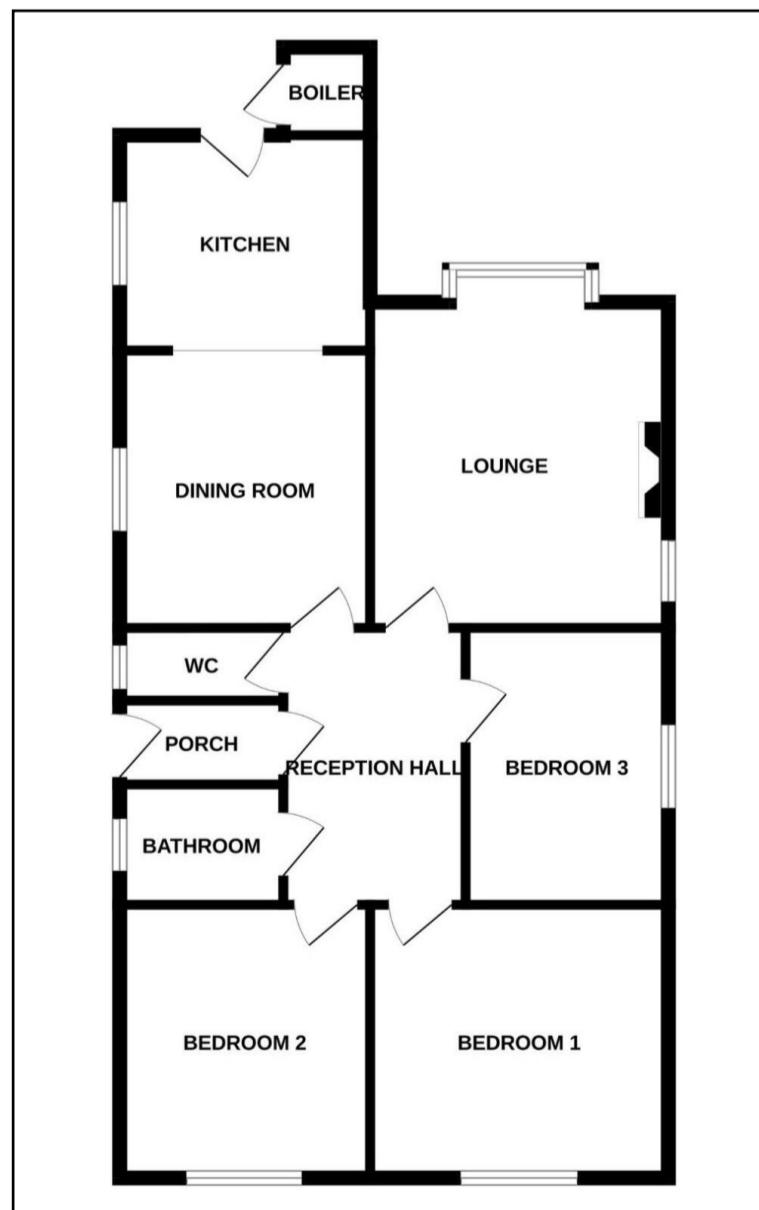
#### OUTSIDE

The property is approached via a long driveway which provides parking for several vehicles and leads to an oversized garage.

The rear garden, which is fully enclosed and southerly-facing, is mainly laid to lawn with patio area, paving and has an outside store which houses the gas-fired central heating boiler.

EPC RATING: E

COUNCIL TAX BAND: C (PCC)



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