



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

£300,000

FREEHOLD



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residential**

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Offered 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.

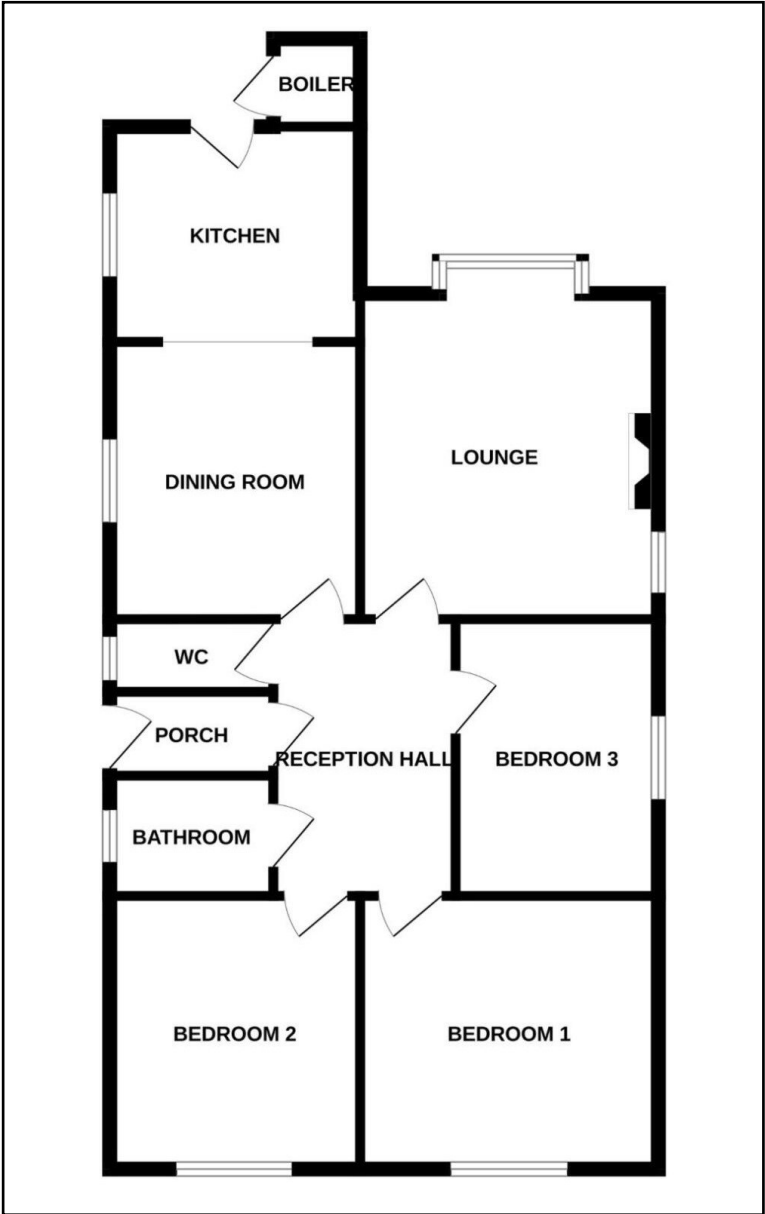
BATHROOM
Comprising panelled bath, wash-hand basin and window to side elevation.

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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