

OPENING HOURS



17 GLINTON ROAD, HELPSTON
PE6 7DG £325,000

FREEHOLD



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Situated in one of the areas' most sought-after villages with excellent countryside walks, this detached chalet has a well-kept south-facing rear garden which backs onto open rolling countryside. Extended to the rear and in need of some updating, this home has three reception rooms, kitchen/breakfast room and three double bedrooms, one of which is to the ground floor. Offering superb potential and with a large 25' garage, viewing of this home is highly advised to appreciate its superb location within this well-kept village.

Front entrance door opening to

PORCHWAY

With door to

ENTRANCE HALL

With radiator, window to front elevation and stairs leading to first floor.

LOUNGE 16'7 x 12'6 (5.05m x 3.81m)

A good size room featuring an open fireplace with back-boiler, radiator, window to rear elevation and archway leading through to

DINING ROOM 11' x 10'7 (3.35m x 3.23m)

A bright and airy room with radiator, south-facing window overlooking the rear garden and door through to

CONSERVATORY 16'7 x 10'7 (5.05m x 3.23m)

A large brick and UPVC conservatory enjoying views over the rear garden with French doors opening onto the patio and door leading to the garage.

KITCHEN/BREAKFAST ROOM 13'6 x 11'2 (4.11m x 3.40m)

With a range of ample wall and base units with plumbing for washing machine, space for tumble dryer, fridge space, cooker point, work surface, breakfast bar, radiator, window to front elevation and side external door.

LANDING

With built-in cupboard.

BEDROOM TWO 15'10 x 13' (4.83m x 3.96m)

With radiator, access to eaves and dormer window to rear elevation overlooking the grounds and open countryside beyond.

BEDROOM THREE 12' x 10'6 (3.66m x 3.20m)

With radiator, access to eaves and window to side elevation.

OUTSIDE

The property is approached via a large block-paved driveway which provides parking for at least three vehicles and leads to a 25' garage with electric roller door, power, lighting and rear personal door.

The front garden is neatly kept to lawn with mature shrubs, trees and flower borders. The large, private south-facing rear garden has a patio area, well-stocked borders, attractive well-kept lawns, timber shed and open aspect.

EPC RATING: F

COUNCIL TAX BAND: D (PCC)

GROUND FLOOR BEDROOM 12'6 x 10'3 (3.81m x 3.12m)

With radiator and window to rear elevation.

BATHROOM

Comprising walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC, fully tiled walls, radiator and window to side elevation.



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