



Glinton Road, Helpston Peterborough Freehold: £280,000

Hurford's

# Key Features

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- 3 Bedroom Semi-Detached Home
- Well Presented Throughout
- Open Plan Kitchen & Dining Room
- Utility Room
- Large Enclosed Rear Garden

Hurfords are delighted to welcome to the market this beautifully presented three-bedroom semi-detached property, situated in the desirable village of Helpston. This location is ideal for commuters, offering excellent access to Stamford and Peterborough as well as a good primary school for families.

Upon entering through the front door, the formal lounge is located to the left-hand side. This bright and welcoming space is flooded with natural light from a large front-facing window and offers ample room for furniture, along with a wall-mounted TV point. Moving towards the rear of the property, there is a downstairs WC conveniently positioned under the stairs.

At the rear of the home, you'll find a stunning



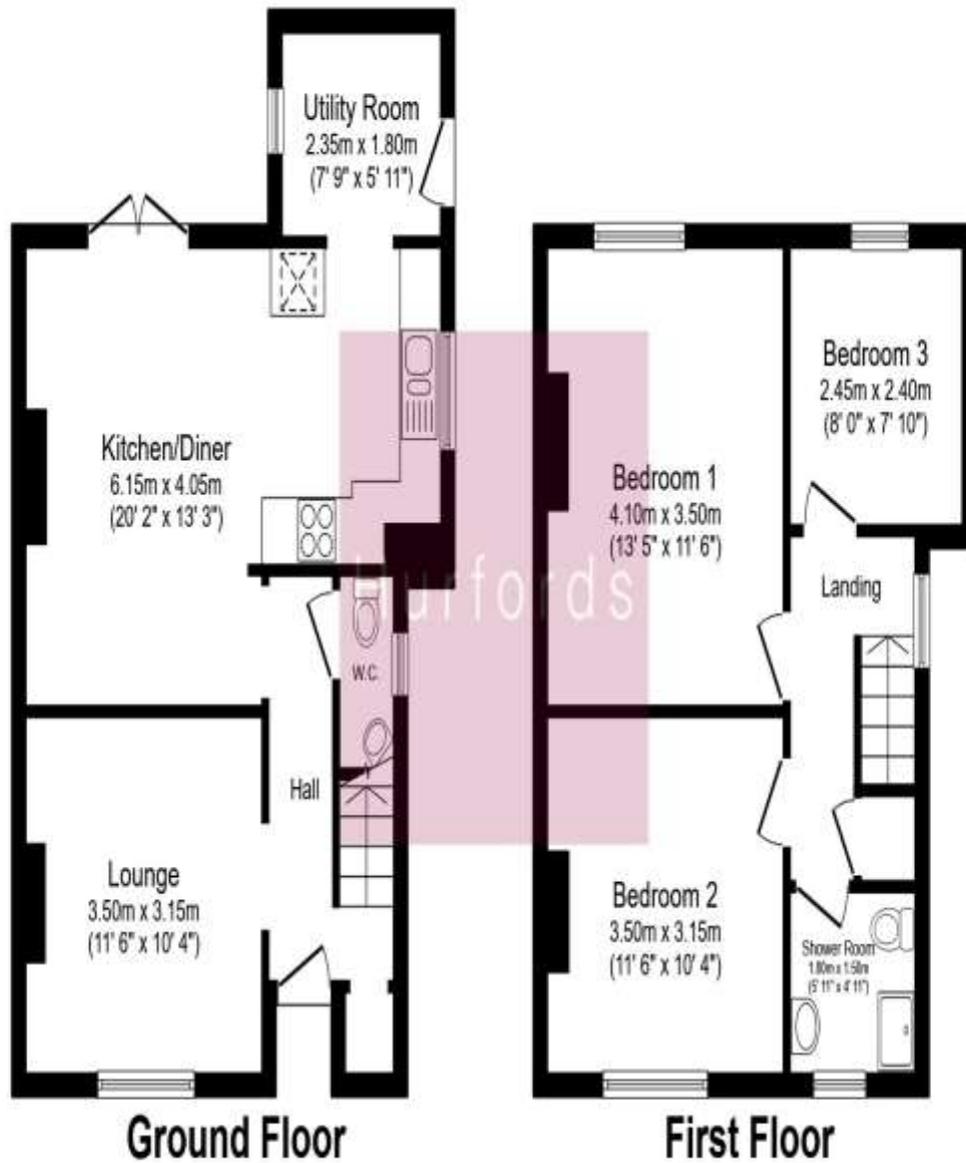
open-plan kitchen and dining room, thoughtfully reconfigured by the current owners to create a fantastic family and entertaining space. The modern kitchen is complemented by a utility room, which provides additional functionality and offers access to the side of the property. The dining area features double doors that lead out to the rear garden, enhancing the indoor-outdoor flow.

Upstairs, the property boasts three bedrooms, including two doubles and one single. These bedrooms share a well-appointed family bathroom, complete with a walk-in shower, pedestal basin, and WC. Additional storage is available in an airing cupboard on the landing.

Externally, the property offers ample off-road parking at the front, as well as side access for vehicles leading to a large rear shed. The rear garden is generously sized and enjoys open field views, making it perfect for family life and outdoor activities.

In summary, this delightful family home is ready to move into and benefits from a great village location with excellent transport links. Viewing is highly recommended.





Total floor area 86.7 m<sup>2</sup> (934 sq.ft.) approx

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