

17 Towgood Close, Helpston, Peterborough, PE6 7AP

Modernised and finished to a high standard is this four bedroom detached home, situated in the sought after village of Helpston. The village offers a shop, pub, good primary school, dentist, and bus routes to Peterborough, Deeping and Stamford.

Downstairs the entrance hall leads to the sitting room and a good sized kitchen diner which has been refitted to include an island unit. Finishing the ground floor is a utility room and a W/C. The sitting room also offers patio doors to the garden. To the first floor are three bedrooms and a family shower room and on the second floor is a large Main bedroom with built in wardrobe and a fully updated ensuite shower room.

To the rear of the property is an enclosed rear garden with access to the garage conversion currently used as a home office. There is also off road parking for 2 cars and an electric charging point installed.

£1,750 PCM

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Popular village with good amenities
- Four well proportioned bedrooms
- Modern kitchen diner
- Garage converted into home office/gym
- Holding deposit - £403

- Close to village primary school and AMVC
- Family bathroom, ensuite shower room and WC
- Garage and parking
- Deposit - £2019
- EPC - C Council Tax - E



ACCOMMODATION:

Entrance Hall

Living Room

5.87m x 3.20m (19'3" x 10'5")

Kitchen Diner

5.89m x 2.92m widening to 3.43m (19'3" x 9'6" widening to 11'3")

Utility Room

W/C

First Floor Landing

Bedroom Two

3.91m x 3.28m (12'9" x 10'9")

Bathroom

Bedroom Three

2.74m x 3.40m (8'11" x 11'1")

Bedroom Four

2.41m x 2.74m (7'10" x 8'11")

Stairs to Principal Bedroom

Principal Bedroom

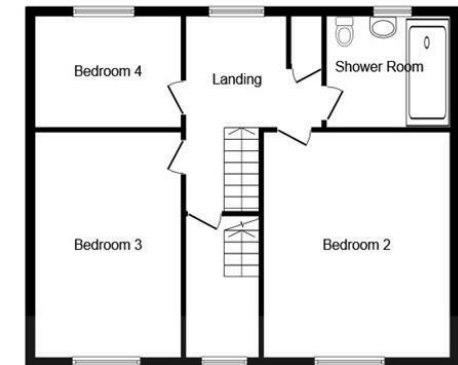
6.20m x 3.71m (20'4" x 12'2")

En Suite

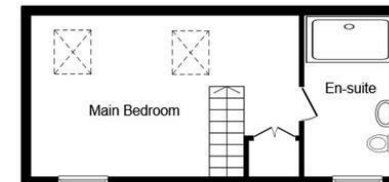
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io