

28 Towgood Close, Helpston, Peterborough, PE6 7AP

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | 79 | |
| (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 | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

This well presented three story family home is situated in the popular village of Helpston, centered between Stamford and Peterborough. The village offers a shop, pub, good primary school and convenient access to Peterborough, Deeping and Stamford.

Downstairs the entrance hall leads to a good sized kitchen diner and sitting room and provides a cupboard for storage. The kitchen diner offers a built in oven, hob, dishwasher and fridge freezer and leads to a utility room with garden access, and a W/C. The sitting room also offers patio doors to the garden.

To the first floor are three bedrooms and a family bathroom and on the second floor is a large principle bedroom with built in wardrobe and en-suite shower room.

Externally, there is an enclosed rear garden with decking, single garage and driveway parking.

£1,750 PCM

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.

- Four bedroom detached home
- Modern and neutral decor throughout
- Garage and driveway
- EPC: C Council Tax: E

- Close proximity to Peterborough, Stamford and Deeping
- Bathroom, ensuite and cloakroom
- Good amenities within the village including pub and shop
- Holding deposit: £403 Deposit: £2019



ACCOMMODATION:

Entrance Hallway

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

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

Bedroom

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

Bedroom

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

Bathroom

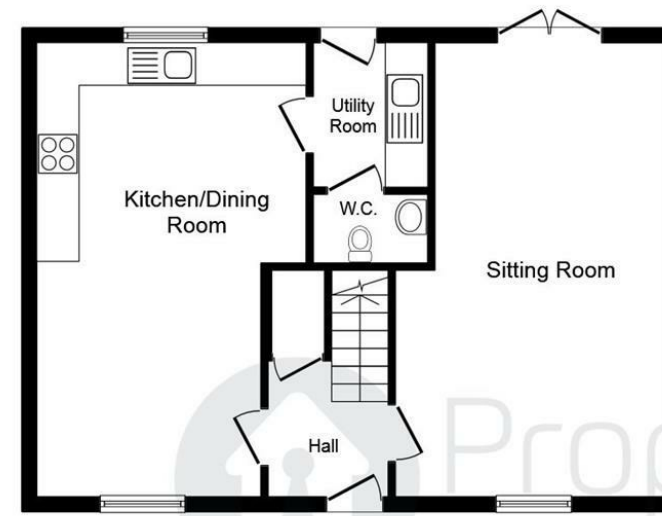
Second Floor Landing

Bedroom

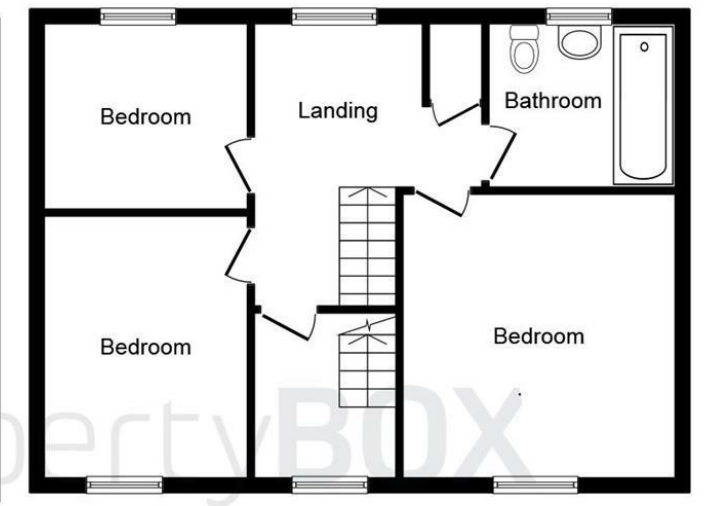
6.20m x 3.71m (20'4" x 12'2")

Ensuite

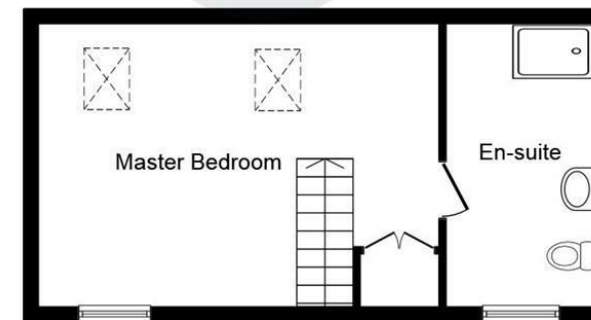
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.