



145 West Street, Helpston, Peterborough, PE6 7DU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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	48	49
(21-38) F		
(1-20) G		
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.

Set on a stunning plot at the edge of the village, this family home boasts a large garden, perfect for outdoor activities, gardening, or simply enjoying the tranquility of the surroundings. The garden offers a wonderful space for children to play or for hosting summer gatherings with friends and family.

The three bedroom home has been extended to create a beautiful kitchen diner, as well as a separate living room with an open fireplace. The principle bedroom is a generous double room with a pretty feature fireplace, alongside two further single bedrooms. There is an upstairs family bathroom in addition to a downstairs W/C. In addition to its charming interior and expansive outdoor space, the property also includes parking for multiple vehicles, ensuring convenience for residents and guests alike.

This house is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being within easy reach of local amenities and the vibrant community of Helpston. If you are looking for a property that combines character, space, and a beautiful setting, this house is certainly worth considering.

£1,300 PCM

- Stunning plot at the end of the village
- Generous principle bedroom with feature fireplace
- Living room with open fireplace
- EPC: B Council Tax: D
- Large garden and gated driveway
- Extended kitchen diner
- Redecorated throughout
- Holding deposit: £300 Deposit: £1500



ACCOMMODATION:

Entrance Hallway

Bedroom 3
2.78m x 2.26m (9'1" x 7'4")

Bathroom

Living Room
3.56m x 3.58m (11'8" x 11'8")

Kitchen Diner

8.18m x 3.56m widening to 4.52m (26'10" x 11'8"
widening to 14'9")

W/C

Landing

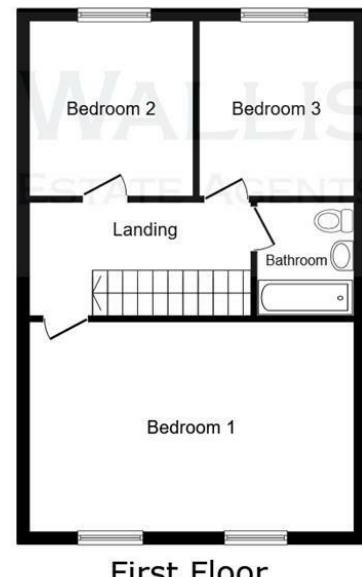
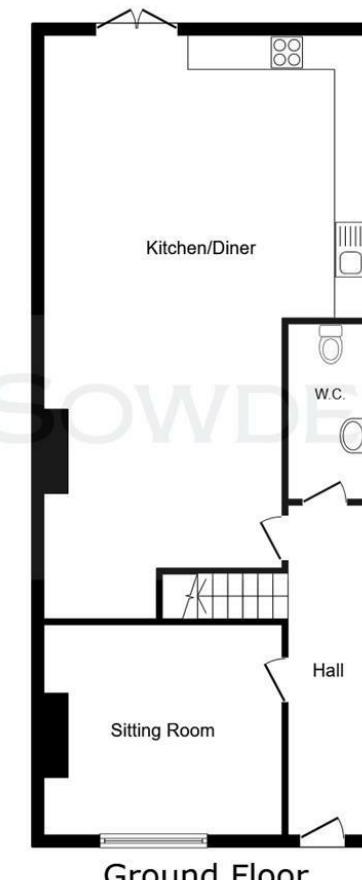
Bedroom 1

4.67m x 3.61m (15'3" x 11'10")

Bedroom 2

2.44m x 2.87m (8'0" x 9'4")

FLOOR PLAN:



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