



40 Helpston Road
Glinton PE6 7JT
£199,999

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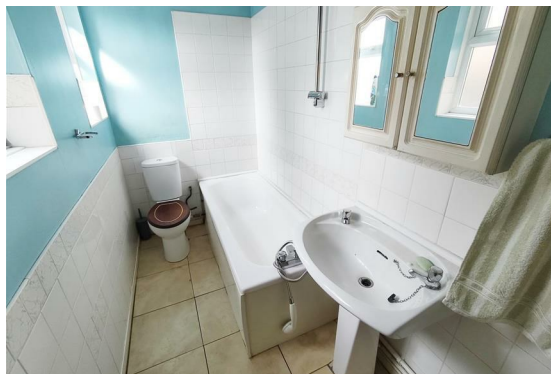
Being sold with no onward chain, this established semi detached house requires some modernisation and sits on a good size plot in the sought after village of Glinton. Situated opposite the highly thought of Arthur Mellows Village Collage, the property lies only 5.9 miles from Peterborough City centre # with easy access to the local amenities and the Deepings.

With gas radiator heating the accommodation comprises; Entrance Hall, Lounge, good size Kitchen Diner, rear Lobby and ground floor Bathroom.

The Landing leads to two double Bedrooms and a Shower Room, formally Bedroom 3.

Outside is off road parking, a Garage and large rear garden. Viewing of this great renovation opportunity is strongly urged.

Council tax A
Tenure Freehold
Source Googlemaps





Entrance Hall
Stairs to first floor Landing, door to

Lounge
13'7" max x 13'4" (4.15m max x 4.07m)

Kitchen Diner
16'11" max x 8'3" (5.17m max x 2.54m)

Rear Lobby
Door to the rear Garden



Bathroom

Landing
Doors to

Bedroom 1
13'9" max x 9'9" max (4.21m max x 2.99m max)
Period fireplace feature, built in wardrobe.

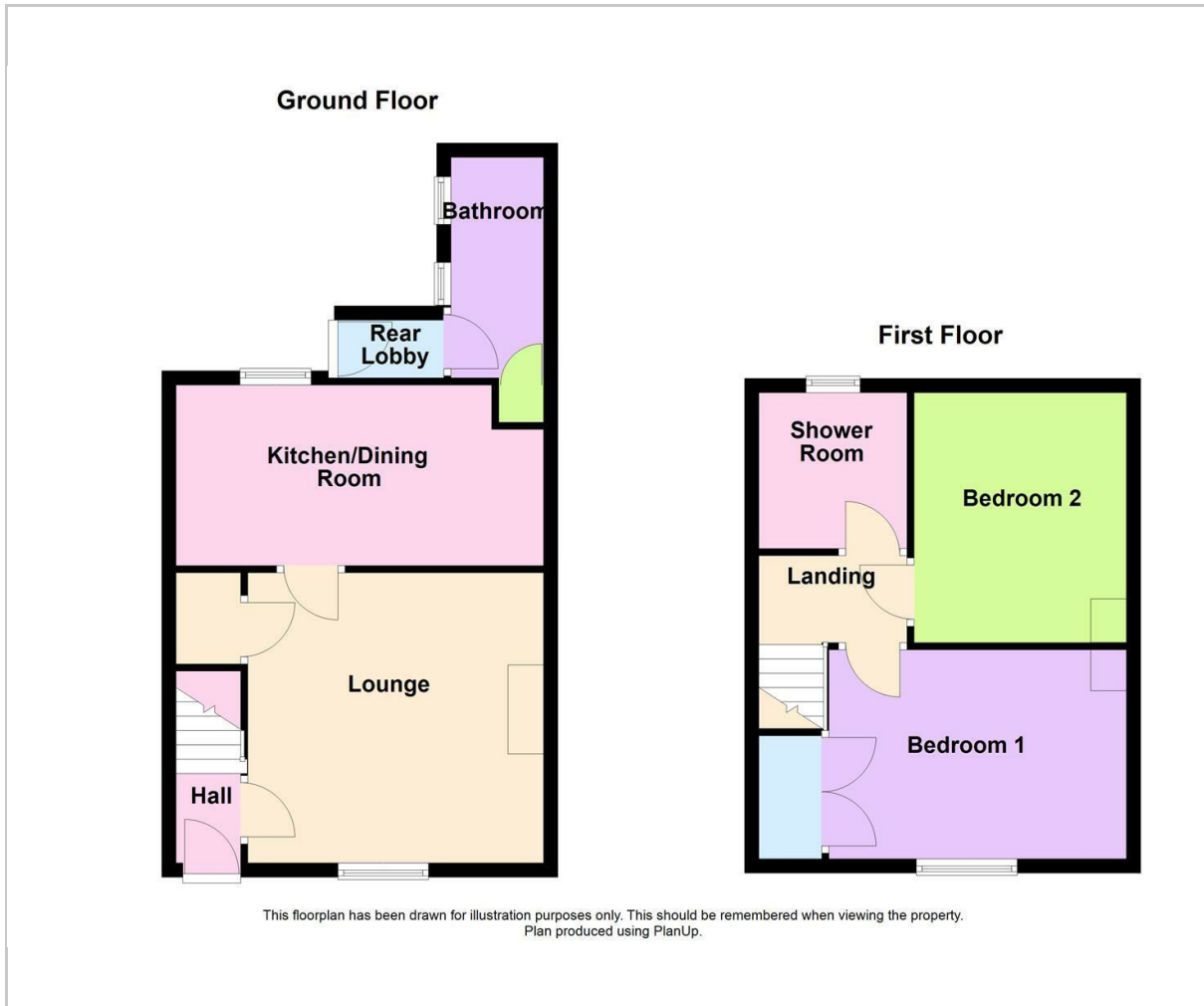
Bedroom 2
12'0" max x 9'7"ax (3.66m max x 2.93max)
Period fireplace feature.

Shower Room
7'10" x 6'10" (2.39m x 2.10m)
Formally Bedroom 3

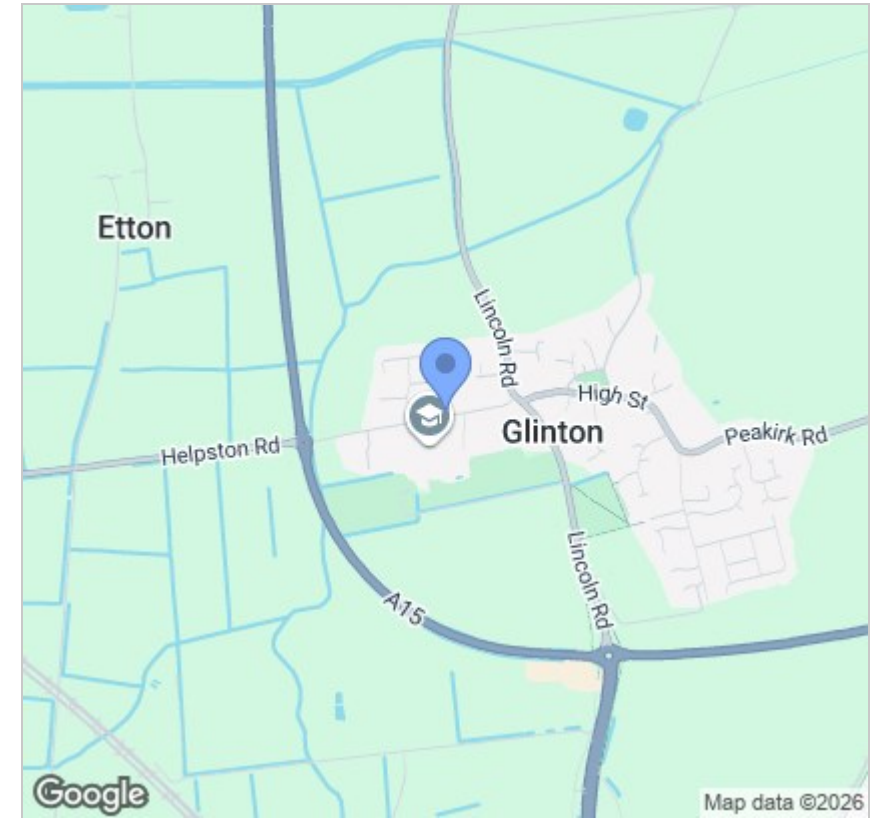
Outside
To the front of the property is an enclosed garden with vehicular access to the side of the property and a Garage. The rear garden is a good length and mainly laid to lawn with storage sheds and a greenhouse.



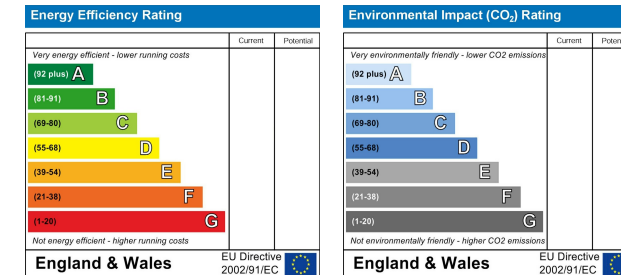
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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