

Gatehouse Estates, 63 Cambridge Street, Godmanchester, Cambridgeshire. PE29 2AY

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Gatehouse estates

01480 434290



IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation.

Kingsley Lodge, Easton Road,
Stonely, Cambridgeshire. PE19 5EL

Guide Price
£625,000

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Located within walking distance of Kimbolton School this individual and well established family home offers versatile living space within a mature plot approaching a third of an acre with private lawned gardens to the rear and ample driveway parking to the front.

Full property description

Storm Porch to part glazed entrance door with glazed side panels to:

Entrance Hall: Tiled floor, exposed brick to walls, window to side, radiator, stairs to the first floor with under stairs recess, door through to Side Lobby, door to Cloakroom.

Cloakroom: (6'9" x 5'7") Tiled floor, radiator, wash hand basin with cupboard under and tiled splash back, W.C, and a wall mounted coat rack.

Side Lobby: Double glazed door to side, door to Snooker Room and door to Garage.

Double Garage: (18'1" x 15'2") Single electric garage door, light and power connected, space for fridge & freezer, door to Boiler Room housing oil fired central heating boiler and water softener. A lobby leads from the garage and houses the oil storage tank, has a door to the side of the house and access to the Utility Room.

Utility Room: (8'11" x 7'6") Window to front, extractor fan, wall mounted heater, sink and drainer, work surface with tiled splash back with plumbing under for washing machine and space for fridge and tumble dryer.

Snooker/Games Room: (14'9" x 21'3") Double glazed patio door to terrace, two radiators, and doors leading to Bedrooms 3, 4, 5 and a Shower Room.

Bedroom Three: (12'1" x 9'2") Windows to side and rear, radiator.

Bedroom Four/Study: (12'1" x 9'2) Window to rear, radiator.

Bedroom Five: (12'1" x 9'2") Windows to side and rear, radiator.

Shower Room: Window to side, double shower cubicle, low level W/C, pedestal wash hand basin, ceramic tiling to walls and floor, radiator.

From the Entrance Hall the Stairs lead to:

Open Plan Sitting Room: (24'10" x 14'9") Large patio doors lead out to a terrace with stairs down to the garden. There is a central fireplace dividing the sitting and dining room, a vaulted ceiling, window to side, full height window to front, door to family room and a hallway leading to the bedrooms.

Family Room: (12'8" x 12'10") Window to side, radiator.

Dining Room: (13'0" x 12'10") Windows to front and side, vaulted ceiling, radiator, door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room: (13'6" x 11'0") Window to side, built-in range of units with work surface & tiled splash back, sink and drainer, breakfast bar with stools, built-in electric oven, grill and hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, radiator.

Hallway: Access to loft space, doors to airing cupboard and doors leading to Master Bedroom, Bedroom Two and Family Bathroom.

Family Bathroom: Window to side, bath, W.C, wash hand basin with cupboard under, tiling to walls, ceramic tiled floor, radiator.

Bedroom Two: (11'0" x 12'9") Windows to side and rear, range of fitted wardrobes, radiator.

Master Bedroom: (16'9" x 13.0"max (8'1"min)) Windows to side and rear, range of fitted wardrobes, radiator, door to:

En-suite Bathroom: Window to rear, bath with shower over, W.C, wash hand basin with cupboard under, tiled surrounds, ceramic tiled floor, radiator.

Outside

A block paved driveway leads to the front of the property and garage providing parking for numerous cars. The front garden is open and laid mainly to lawn with mature trees and shrubs with the pond area to the side. Gated access leads under the raised patio to the rear garden.

The rear is mainly laid to lawn with a wide variety of mature flower and shrub borders, there is a terrace covered with a pergola and stairs lead to the patio area accessible from the sitting room.

The plot in total measures nearly a third of an acre.

Agents Notes

Some of the accommodation on the ground floor of this property could easily provide a self contained two bedroom annexe.

For additional information or to view please call Phillip on 01480 434290.

