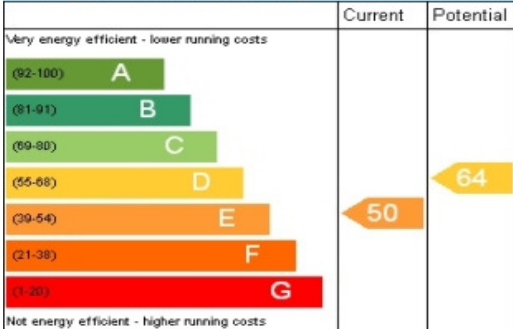




Energy Efficiency Rating

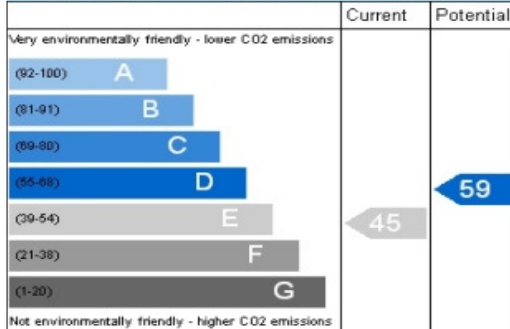


England & Wales

Directive 2002/91/EC



Environmental(CO2) Impact Rating



England & Wales

Directive 2002/91/EC



5 Constables Leys, Kimbolton,
Cambridgeshire. PE28 0JG

Asking Price
offers over £275,000

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 a true representation.

Detached modern four bedroom family home on a corner plot within walking distance of Kimbolton School and High Street. This property has a sitting room with inglenook fireplace, a dining room, a study/playroom, a kitchen/breakfast room, cloak & utility rooms, en-suite & family bathrooms. There is parking to the front and an enclosed garden to the rear. There is no forward chain.

Full details

A part glazed uPVC entrance door leads into the hall with laminate flooring, stairs to the first floor, a radiator, doors to cloakroom, sitting room and kitchen/breakfast room.

Cloakroom

Wash hand basin with ceramic tiled surrounds and WC, radiator, uPVC frosted window to front and a ceramic tiled floor.

Study/Playroom - 16' 3" x 7' 4" (4.95m x 2.24m)

uPVC window to the front, electric panel heater, laminate flooring.

Lounge - 16'3 x 12'9 (4.95m x 3.89m)

Inglenook fireplace, dado rail, radiator, uPVC window to front, coving to ceiling, double doors to:

Dining Room - 10'9 x 10'3 (3.28m x 3.12m)

Laminate wood flooring, radiator, uPVC French doors to the rear garden, coving to ceiling, archway leading through to:

Kitchen/Breakfast Room - 12'0 x 11'0 (3.66m x 3.35m)

Fitted with a range of base, wall and draw units, sink with mixer tap and drainer, plumbing for dishwasher, splashback tiling, uPVC window overlooking the garden, peninsular unit with ceramic hob with extractor hood over, split level double oven, breakfast bar, a radiator, door hall and utility room.

Utility - 13'6 x 7'7 (4.11m x 2.31m)

Stainless steel sink unit with cupboards under, plumbing for washing machine, oil fired central heating boiler, laminate wood flooring, UPVC window and door to the rear garden.

Landing

Access to roof space with boarding and light, airing cupboard.

Bedroom One - 13'0 x 12'4 (3.96m x 3.76m)

uPVC window to front, radiator, two double built-in wardrobes, door to:

En suite Bathroom

Roll top bath with mixer tap shower attachment and shower over, WC and wash hand basin, fully tiled walls, heated towel rail, UPVC frosted window to front, shaver point and extractor fan.

Bedroom Two - 10'9 x 10'6 (3.28m x 3.20m) UPVC window to rear, radiator, laminate flooring.

Bedroom Three - 17'6 x 7'5 max (5.33m x 2.26m)

Walk-in wardrobe, further access to roof space, radiator, UPVC windows to front and side.

Bedroom Four - 9'6 x 9'6 (2.90m x 2.90m)

UPVC window to rear, radiator, laminate wood flooring.

Family Bathroom

Bath with mixer tap and shower attachment, wash hand basin and WC, fully tiled walls, shaver point, radiator, uPVC frosted window to the side.

Front Garden

Block paved driveway to the front with separate graveled parking area.

Rear Garden

Fully enclosed and partly laid to lawn with mature borders, large paved patio area with pond and waterfall, outside tap, exterior light, timber shed, new oil tank and gated side access.

This property is offered with no forward chain.

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