



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	

Environmental(CO2) Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	56
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		Directive 2002/91/EC	

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.

33 The Avenue, Leighton Bromswold
Cambridgeshire. PE28 5AW.

Asking Price
Offers in excess of £346,750

Located just to the north of the A14 close to Huntingdon and the A1 the popular village of Leighton Bromswold is within the catchment area of Hinchingsbrooke School. This four bedroom detached family home is right in the heart of the village and occupies a corner plot position. There are four reception rooms, a kitchen/breakfast room, cloakroom, re-fitted family bathroom and an en-suite shower room. The rear garden is South facing and walled to the side and rear. There is parking and a garage.

Entrance Porch: Enter via timber panelled doors, windows to side aspect. Panelled front door to entrance hall.

Entrance Hall: Doors leading to study, cloakroom, lounge and kitchen. Single radiator.

Cloakroom: Suite comprises a close coupled WC, pedestal wash hand basin with mixer taps. Double glazed Upvc windows to side aspect. Single panel radiator.

Sitting Room: 25'6 x 11'4 (7.77m x 3.45m)
Open fireplace, Upvc windows to front and rear aspect, double radiator, TV points and coving to ceiling. Doors to family room, dining room & Kitchen.

Dining Room: 17'7 x 11'0 (5.36m x 3.35m) Double glazed French doors giving access and outlook to rear garden. Wooden floor and coving to ceiling. Two double radiators.

Study: 7'6 x 6'6 (2.29m x 1.98m) Upvc double glazed window to front aspect, single radiator, coving to ceiling, Telephone point.

Family Room: 8'0 x 11'1 (2.44m x 3.38m) Upvc double glazed windows to front aspect, double radiator, TV points.

Kitchen/Breakfast Room: 12'8 x 13'8 (3.86m x 4.17m) Upvc double glazed windows to rear overlooking the garden. Kitchen comprises a range of high and base level cupboard units, plumbing and space for washing machine and dishwasher, four ring gas Stoves hob gas oven, door to cupboard housing the central heating boiler. Space for fridge & freezer. Double radiator. Door to side.

First Floor Landing: Doors leading to four bedrooms, family bathroom and airing cupboard housing hot water cylinder and slatted shelving. Access to main loft via loft ladder.

Bedroom 1: 13' x 11'5 (3.96m x 3.48m) Upvc double glazed windows to front aspect, built in wardrobes with hanging space, single radiator, telephone point. Door leading to en-suite shower room.

En Suite: Suite comprising low level WC, shower cubicle with electric shower, pedestal wash hand basin with mixer taps. Extractor fan & single radiator.

Bedroom 2: 11'4 x 10'1 (3.45m x 3.07m) Upvc double glazed windows to rear aspect, built in wardrobes complete with hanging space and shelving. Single radiator.

Bedroom 3: 12'7 x 8'5 (3.84m x 2.57m) Upvc double glazed windows to rear aspect, single radiator, built in wardrobes & telephone point.

Bedroom 4: 9'6 x 8'8 (2.90m x 2.64m) Upvc double glazed windows to front aspect. Single radiator.

Bathroom: Re-fitted suite comprising low level WC, pedestal wash hand basin, panelled P shaped bath complete with power shower. Upvc double glazed windows to side aspect. Single radiator.

Outside

Front: Tarmac driveway allowing parking leading up to a single garage with up and over doors. The front garden and side gardens are mainly laid to lawn.

Rear: The rear garden is southerly facing and is walled to the side and rear and fenced on the other side. It is mainly laid to lawn with a variety of shrubs borders. To the side of the property there is currently a vegetable patch and the oil storage tank.

For additional information or to view please call Phillip on 01480 433933.