



41a London Street, Godmanchester
Cambridgeshire. PE29 2HX

Asking Price
£395,000

Located in central Godmanchester and backing onto open parkland this refurbished four bedroom detached home has a sitting room, an open plan kitchen/dining room and a family room. There is a drive, garage & utility room and a south facing garden.

Full details

The front door leads into a hall with stairs to the first floor with storage space under, doors lead to the sitting room, kitchen/dining room and cloakroom.

Cloakroom

Window to the side, WC and wash hand basin.

Sitting Room - 5.36m x 3.48m (17'7 x 11'5)

A box bay window to the front, a window to the side and a central fireplace.

Kitchen/Dining Room - 5.36m x 3.18m (17'7 x 10'5)

Re-fitted with a range of base wall & drawer units, a sink & drainer, an integrated hob, oven & grill, space for a fridge/freezer, a window to the side and a cupboard housing a gas combi boiler. There are openings from the dining area and kitchen through to the family room.

Family Room - 5.36m x 2.93m (17'7 x 9'7)

Windows to the rear & side, French doors to the garden, a further door to the side and two Velux windows.

First Floor Landing with a window to the side, doors to the bedrooms, bathroom and a storage cupboard.

Bedroom One - 3.52m x 3.29m (11'6 x 10'9)

Window to the front.

Bedroom Two - 3.22m x 2.58m (10'6 x 8'5)

Window to the rear.

Bedroom Three - 3.52m x 1.97m (11'6 x 6'5)

Window to the front.

Bedroom Four - 2.68m x 1.97m (8'9 x 6'5)

Window to the rear.

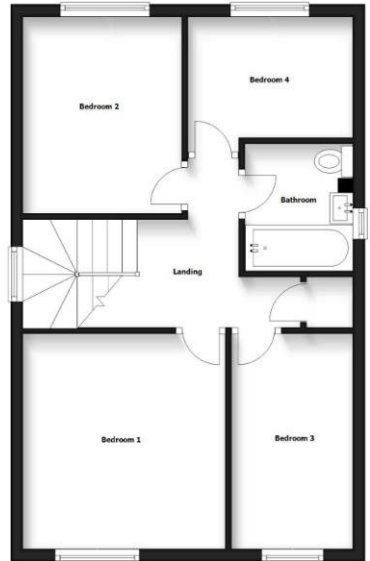
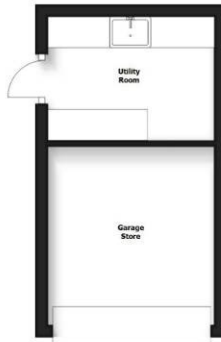
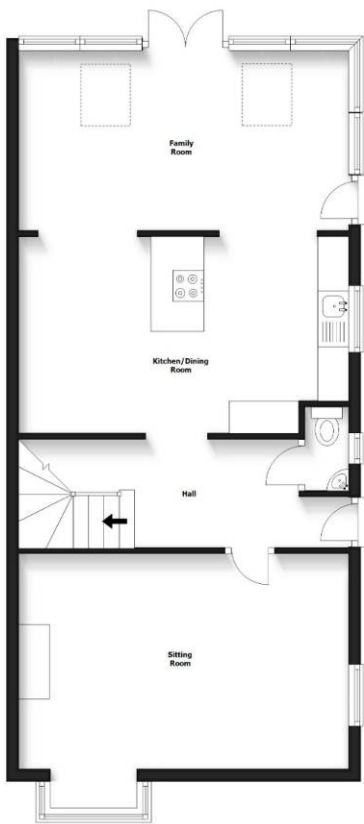
Bathroom

Re-fitted with a WC, wash basin, bath with shower over and a window to the side.

Outside

To the front of the property a driveway and gated access to the enclosed south facing back garden. The garage has been divided into a store at the front and a utility room at the rear. The utility room has base units with a sink & drainer, plumbing for a washing machine and space for a tumble drier.

The back garden is laid mostly to lawn with flower & shrub borders, a patio area and a door to the utility room. To the rear of the garden is a gate out to open parkland area.



Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register www.epcregister.com

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 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.

