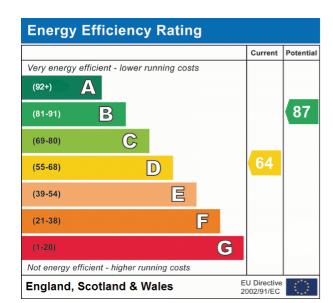




Flaxen Walk, Warboys PE28 2TS

Guide Price £250,000

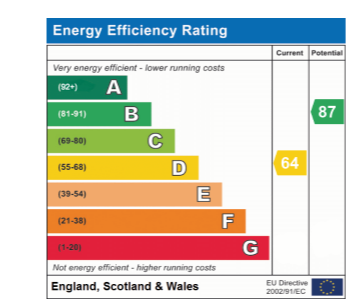
- Well Presented Family Home
- Three Bedrooms
- Re-Fitted Bathroom
- Kitchen/Dining Room
- Lovely Sized Garden
- Communal Parking Close By
- Popular Village Location
- Short Walk To Schools And Shops
- No Chain And Immediate Vacant Possession



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Double UPVC Doors Access

Entrance Porch

4' 0" x 2' 4" (1.22m x 0.71m)

Walk in outside store measuring 6' 6" x 2' 4" (1.98m x 0.71m)

with storage and shelving, internal stained glass UPVC door to

Entrance Hall

10' 8" x 9' 4" (3.25m x 2.84m)

Understairs storage, single panel radiator, tongue and groove panel work, coats hanging area, central heating thermostat, laminate flooring.

Kitchen

12' 5" x 9' 7" (3.78m x 2.92m)

Fitted in a range of base and wall mounted units with complementing work surfaces and re-tiled surrounds, drawer units, pan drawers, space for cooking range with suspended extractor unit fitted above, wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer stainless steel sink unit with mixer tap, appliance spaces, coving to ceiling, porcelain flooring, open access to

Dining Room

9' 9" x 9' 1" (2.97m x 2.77m)

UPVC window and door to garden terrace, double panel radiator, coving to ceiling, laminate flooring

Sitting Room

11' 2" x 10' 6" (3.40m x 3.20m)

UPVC window to garden aspect, single panel radiator, TV point, telephone point, coving to ceiling, laminate flooring.

First Floor Landing

Tongue and groove panel work, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

9' 7" x 9' 6" (2.92m x 2.90m)

UPVC window to front aspect, single panel radiator, wardrobe range with hanging and shelving, coving to ceiling.

Bedroom 2

13' 5" x 7' 7" (4.09m x 2.31m)

UPVC window to rear aspect, radiator, coving to ceiling.

Bedroom 3

10' 6" x 7' 6" (3.20m x 2.29m)

UPVC window to rear aspect, radiator, coving to ceiling,.

Family Bathroom

10' 8" x 5' 7" (3.25m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiled surrounds, panel bath, dado rail, tongue and groove panel work, UPVC window to front aspect, porcelain floor tiling.

Outside

The property has an open planned lawned frontage with communal parking positioned close by. The gardens are unusually large extending to the side and rear, primarily lawned with a timber decked seating area, timber shed, brick built store and bin store. The garden is enclosed by panel fencing with gated access to the front.

Tenure

Freehold

Council Tax Band - B

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Huntingdon

60 High Street

Huntingdon

01480 414800

Kimbolton

24 High Street

Kimbolton

01480 860400

St Neots

32 Market Square

St. Neots

01480 406400

Mayfair Office

Cashel House

15 Thayer St, London

0870 1127099

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