

I DUKES ROW

KIMBOLTON • PE28 0JA



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KEY FEATURES

- Delightful character cottage with generous private garden.
- Sitting room with wood burning stove.
- Separate dining/breakfast room with door to garden.
- Rustic kitchen with hardwood counters and butler sink.
- Two comfortable double bedrooms.
- Fully tiled shower room.
- WiFi controlled ceramic electric radiators.
- Front courtyard with pantiled storage barn.
- Detached Studio/Office with kitchen area and shower.
- Popular location close to local school and amenities.
- EPC rating – E.

CHAIN FREE: This charming and surprisingly spacious character cottage features both a generous private garden and a superb, detached outbuilding offering excellent hobbies/home office space, studio or occasional bedroom with kitchen area, shower room and mezzanine floor. In brief, the property offers two comfortable double bedrooms, two reception rooms including a sitting room with wood burning stove, well-appointed rustic kitchen with hardwood counters and butler sink and a fully tiled shower room. The front courtyard garden also houses a useful pantiled storage barn.

THE TOWN

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The charming High Street boasts a variety of shops and eateries, a public house, chemist and dentist, with a health centre, garage and supermarket also nearby. Conveniently situated for road and rail use, main routes such as the A1, A428 and the newly upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London.

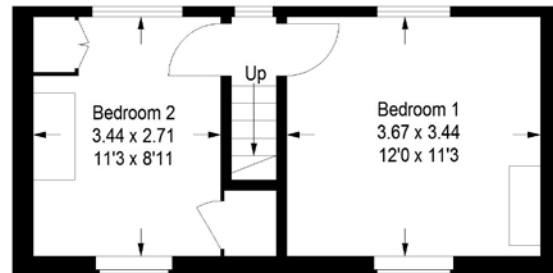
The University City of Cambridge lies less than 30 miles to the east with a guided 'bus service running from St Ives. The airports of London Luton, London Stansted and East Midlands are all approx. one hour or so away.

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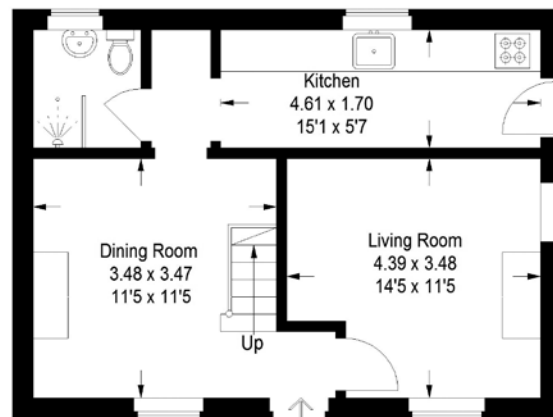
Guide Price £335,000

Kimbolton branch: 01480 860400
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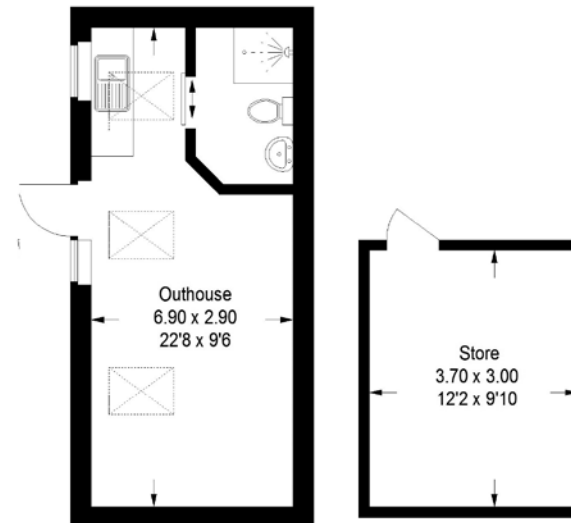


First Floor



Ground Floor

Approximate Gross Internal Area = 64.6 sq m / 695 sq ft
 Outbuildings = 31.3 sq m / 337 sq ft
 Total = 95.9 sq m / 1032 sq ft



Outbuildings

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1077322)



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