

# 40 HIGH STREET

## SPALDWICK • PE28 0TD

### EXCLUSIVE PREVIEW:

- Brand New Semi-Detached Home.
- Superbly Positioned on Generous Plot Behind High Boundary Wall.
- Around 1,500 Square Feet of Outstanding Accommodation Arranged over Three Floors.
- Spacious Lounge with Double Doors Opening onto South-Facing Garden.
- Stunning Kitchen/Breakfast/Dining Room with Comprehensive Range of Quality Cabinets and Appliances.
- Principal Bedroom and En Suite with Twin Basins, Shower and WC.
- Three further Bedrooms, Family Bathroom and Guest Cloakroom.
- High Specification including Oak Internal Doors, Porcelanosa Tiling.
- Extensive Off-Road Parking/Turning Space.
- Conveniently Located for Local School and Facilities and Access to Major Road and Rail Links.

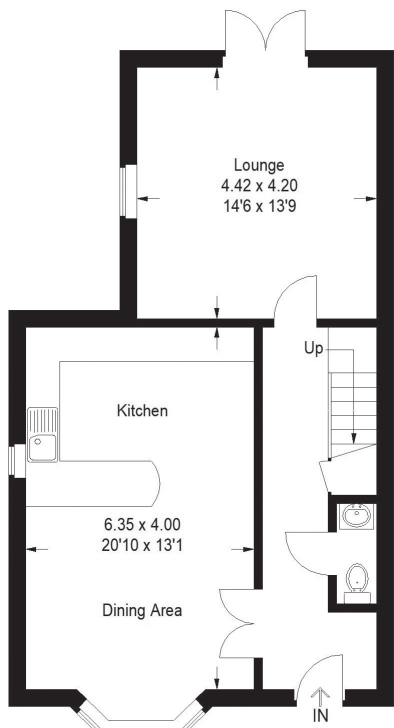
### THE VILLAGE

The desirable village of Spaldwick is situated just off the newly upgraded A14 and about four miles north of Kimbolton. The village has a church, primary school with playgroup, an excellent public house and restaurant and services with petrol station, convenience store, Costa, Subway and Greggs. The secondary school for Spaldwick catchment is Hinchingsbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south and to the A14/M11. Main line commuter train service to London's Kings Cross is available at Huntingdon (approx. 7 miles) and St Neots (approx. 12 miles). Bedford is approximately 19 miles and Cambridge 25 miles away. The airports of Stansted and Luton can be reached in approximately one hour.

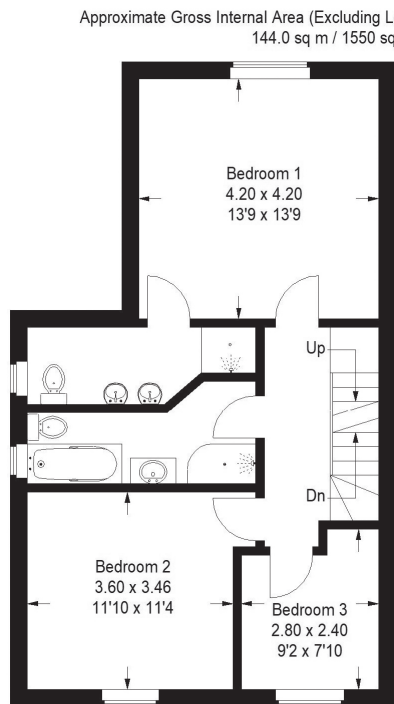


Guide Price £495,000

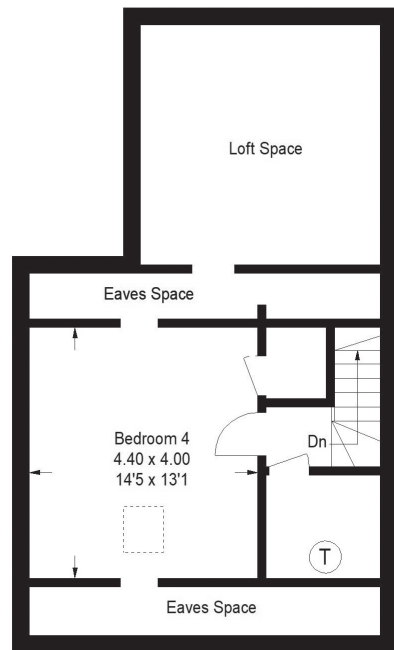
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Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area (Excluding Loft Space & Eaves Spaces)  
144.0 sq m / 1550 sq ft

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. (ID 894375)  
Housepix Ltd

