

PARK VIEW

HIGH STREET • UPPER DEAN • PE28 0LY



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AT A GLANCE

- Characterful, Semi-Detached Cottage with Delightful Gardens.
- Attractively Extended, Remodelled and Enhanced Accommodation.
- Cosy Sitting Room with Wood Burning Stove.
- Carefully Crafted Kitchen/Breakfast/Dining Room with French Doors Opening onto The Garden.
- Three Comfortable Bedrooms, Refitted Shower Room and Guest Cloakroom.
- Underfloor heating to ground floor, radiator to bedrooms.
- Delightful Garden for Relaxing and Entertaining plus Office/Workshop.
- Ample Private Off-Road Parking.
- Peaceful, Village Environment yet Convenient for Access to Major Road and Rail Links.

THE PROPERTY

Park View is a charming and beautifully presented semi-detached home, perfectly located for village life whilst remaining convenient for those requiring major road and rail links.

The property, with slate roof and attractive red brick elevations, has been extended and extensively remodelled and upgraded over the years to offer around 1,015 square feet of characterful accommodation of undoubted quality, comprising: cosy living room with wood burning stove, a well-crafted kitchen/breakfast/dining room with a comprehensive range of cabinets, underfloor heating and French doors opening onto the garden terrace. There is also a cloakroom/WC, ideally placed for guests and those coming in from the garden.

There are three comfortable bedrooms and the shower room has been remodelled and refitted with double shower enclosure, vanity unit with inset basin and storage cupboards below, close-coupled WC and electric underfloor heating.

A particular feature of the property is the attractively landscaped garden which takes full advantage of the perfect village setting, with areas for relaxing, entertaining and just sitting to enjoy the delightful seclusion. There is a large, paved patio with retaining wall and steps up to an area of lawn with a variety of plants and shrubs. The useful outbuilding has power and lighting, making it an ideal office/workshop or hobbies room. are currently configured as bar and gym.

Outside oil-fired boiler, oil tank and log store. To the side of the property there is private, off-road gravelled parking for two cars.

**Peter
Lane &**
PARTNERS
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Town & Country

Guide Price £450,000

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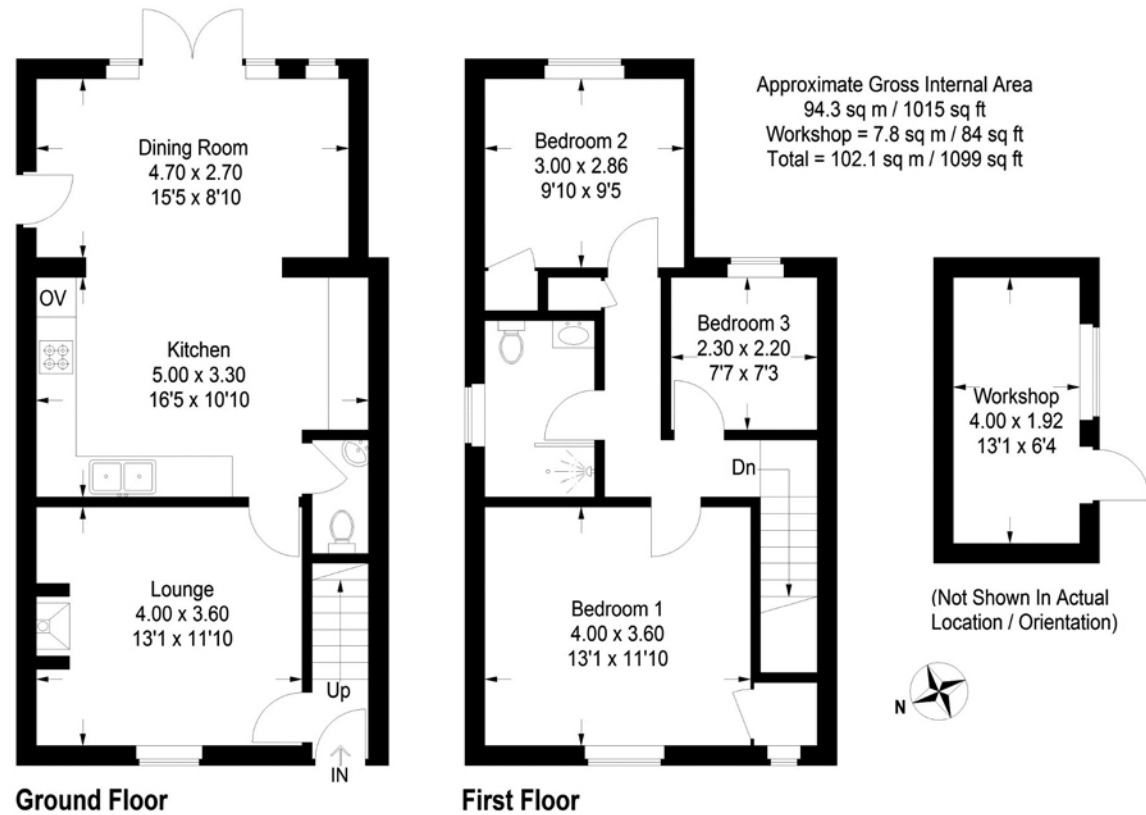




LOCATION

The village of Upper Dean is separated by approximately a mile of open countryside and can be found approximately 4 miles to the west of Kimbolton. Upper Dean boasts a Public House, Eileen Wade Lower School and a Parish Church. The village is in the catchment area for Margaret Beaufort Middle School and Sharnbrook Upper School. Upper Dean also features excellent sporting and recreational facilities with all-weather tennis courts, cricket pitch and a sports pavilion which a playgroup uses.

Nearby, the historic market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and cafes, pub/restaurant and Indian restaurant, supermarket, doctor and dentist surgeries, chemist, veterinary practice, garage and St Andrews church. Conveniently situated for road and rail use, main routes such as the A1, the recently upgraded A14 and the A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. East Midlands, London Luton and London Stansted are all just over an hour away.



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. (ID1178401)

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