



10 TOLLFIELD

KIMBOLTON • PE28 0HP

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KEY FEATURES

- Superbly presented family home within walking distance of the High Street, schools and amenities.
- Extended, remodelled and refreshed accommodation around 1,150 square feet.
- Three comfortable bedrooms and refitted bathroom.
- Welcoming entrance hall and lovely light sitting room with bay window.
- Stunning kitchen/breakfast/family room with part-vaulted ceiling and Velux rooflights.
- Comprehensive range of cabinets, Corian counters and integrated appliances.
- Useful study, guest cloakroom and practical utility room.
- Delightfully landscaped garden with studio/office.
- Extensive off-road parking.

THE PROPERTY

An attractive and generously proportioned semi-detached home, situated in a popular cul-de-sac within walking distance of the Kimbolton's excellent schools and facilities.

The property has been extended, remodelled and refreshed and offers exceptional space for both entertaining and home working, with quality fittings including fine floorcoverings throughout.

With accommodation extending to around 1,150 square feet, the property features a spacious and welcoming hall, sitting room with traditional double-column radiator and walk-in bay window, and a stunning 25ft kitchen/breakfast/family room with Corian counters and upstands, comprehensive range of cabinets and appliances, plus a part-vaulted ceiling with remote opening Velux rooflight and blinds. In addition, there is a useful study, functional utility room and guest cloakroom. Bedroom one features fitted double wardrobes and air-conditioning, with both hot and cold settings, and there are two further bedrooms and a refitted family bathroom. There is also potential for a loft room (subject to building regulation approval).

There is extensive gravelled parking to the front. The rear garden has been delightfully landscaped and includes an excellent garden studio and an external boot room/store.

**Peter
Lane &**

PARTNERS

EST 1990

Guide Price £425,000

Kimbolton branch: 01480 860400
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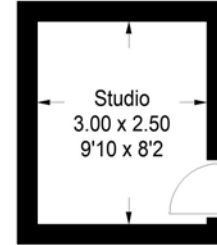
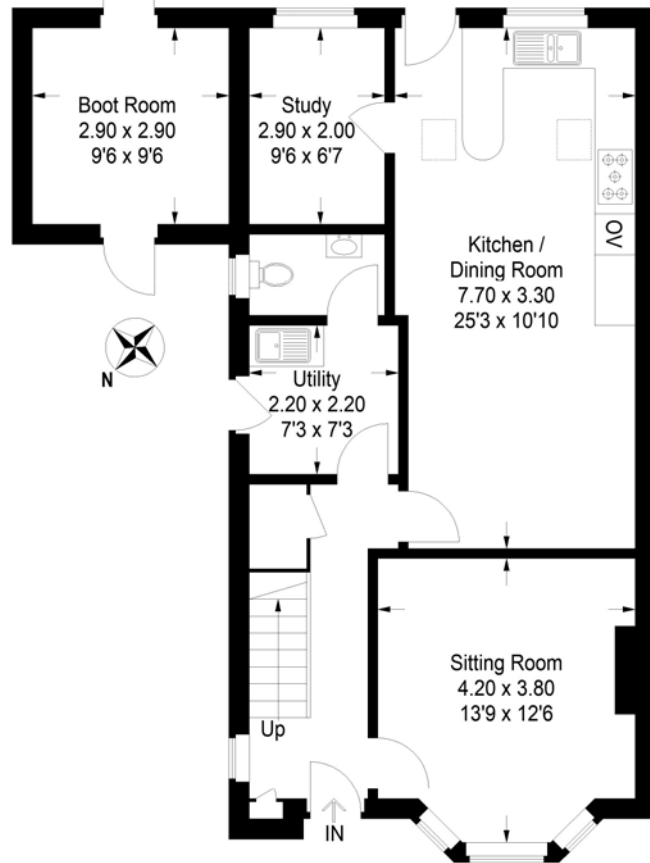


Approximate Gross Internal Area = 106.8 sq m / 1150 sq ft

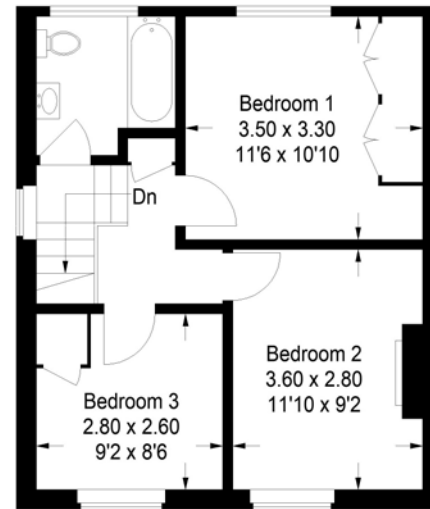
Boot Room = 8.8 sq m / 95 sq ft

Studio = 7.7 sq m / 82 sq ft

Total = 123.3 sq m / 1327 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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. (ID1016942)

Housepix Ltd

KIMBOLTON

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street boasts a variety of shops and eateries, a public house, chemist, dentist and health centre, garage and supermarket. 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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