



7 GRASS YARD
KIMBOLTON • PE28 0HQ



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AT A GLANCE

- Imposing and attractively positioned detached family residence.
- Spanning over 2,200 square feet of versatile living space, perfect for the discerning buyer.
- Three reception rooms ideal for entertaining and homeworking.
- Kitchen/breakfast room with comprehensive range of cabinets, plus adjoining laundry room/utility.
- A generous conservatory providing lovely views of the gardens and the parish church beyond.
- Principal bedroom with updated en suite shower room.
- Three further double bedrooms, complemented by an additional shower room.
- Welcoming reception hall with refitted guest cloakroom.
- Ample parking and turning space, alongside a double garage, workshop and studio.
- Conveniently located for local schools and amenities.

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It offers a variety of shops and eateries, a public house, chemist and dentist, 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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Guide Price £700,000

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THE PROPERTY

This generously proportioned modern residence is superbly located within the heart of Kimbolton, well-positioned for access to the area's excellent schools, local facilities and excellent commuter routes, whilst offering delightfully private and pleasantly maturing gardens.

The property has been extended and updated over the years to offer around 2,200 square feet of well-planned accommodation, providing fabulous living/entertaining space and that all-important homeworking provision.

In brief, the layout comprises a welcoming reception hall with guest cloakroom, sitting room with open fireplace and doors to both the dining room and conservatory. The functional kitchen will be found adjoining the dining room and there is also an adjacent practical laundry room/utility. Back into the hall, the impressive study has a fitted desk unit and is certainly spacious enough to be used as a family/TV room or home office.

There are four comfortable bedrooms on the first floor, including bedroom one with a range of fitted furniture and shower room en suite, and a second well-appointed family shower room.

The delightful plot offers both attractive gardens and extensive parking/turning space leading to the double garage, plus an excellent hobbies area with workshop and studio.

ACCOMMODATION IN BRIEF:

Hardwood panelled front door and side window.

RECEPTION HALL

Staircase to first floor galleried landing with storage cupboard below.

Hardwood internal doors on ground floor.

GUEST CLOAKROOM

Refitted with two-piece comprising vanity unit with washbasin and storage cabinet, close coupled WC.

STUDY/HOME OFFICE

Fitted desktop, storage cabinet, drawers and shelving.

SITTING ROOM

Dual aspect room with brick fireplace with timber bressummer and raised tiled hearth, wall light points.

CONSERVATORY

Hardwood construction with brick plinth, tiled floor, glass roof with fitted blinds, double doors leading to garden.

FORMAL DINING ROOM

With window overlooking the garden and door to kitchen.

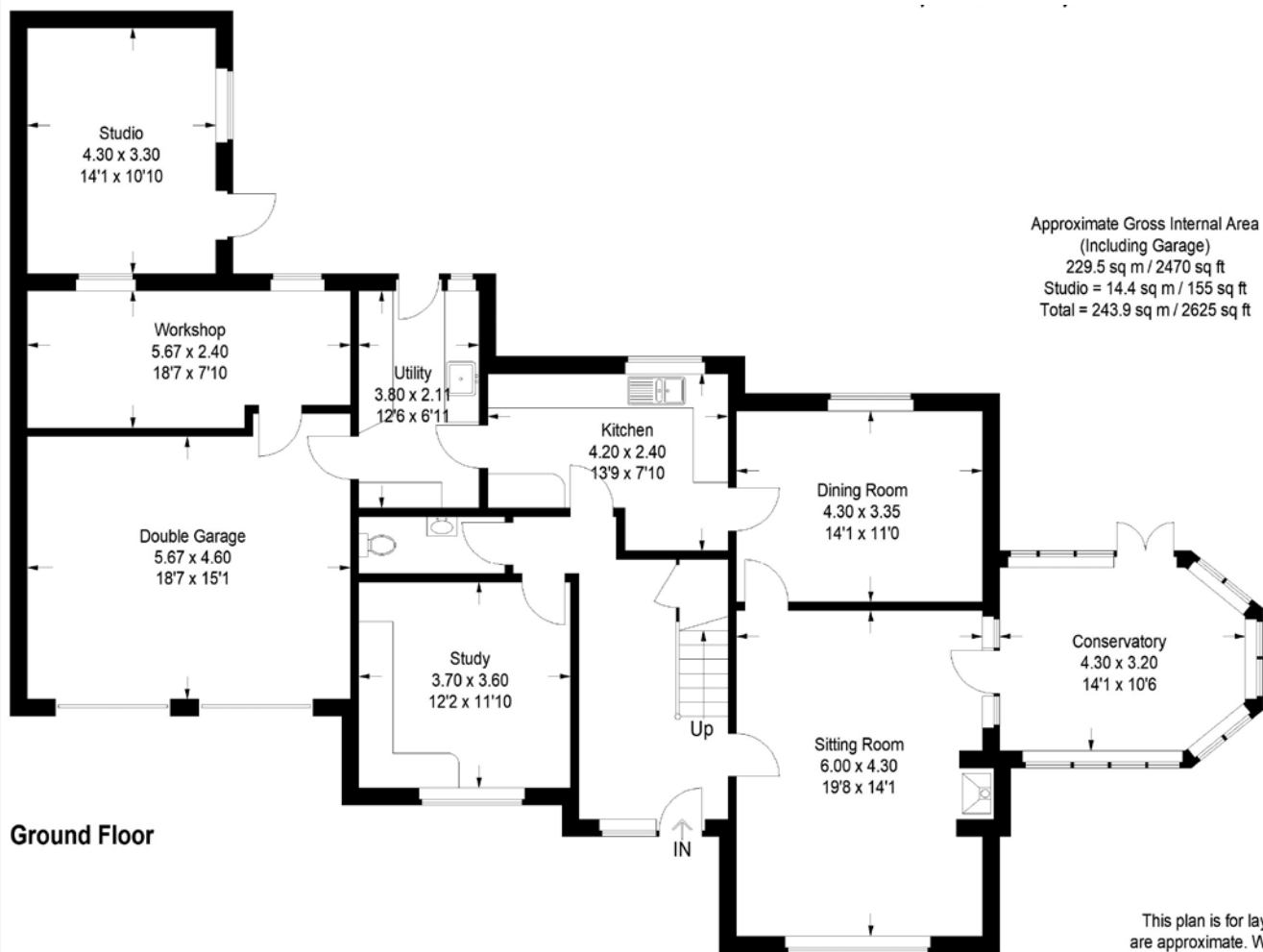
KITCHEN/ BREAKFAST ROOM

Fitted with full-length tiled countertops and a good range of painted cabinets, inset one and a half-bowl Corian sink with swan-neck mixer tap, appliances to include electric oven and gas (Calor) hob with extractor hood.

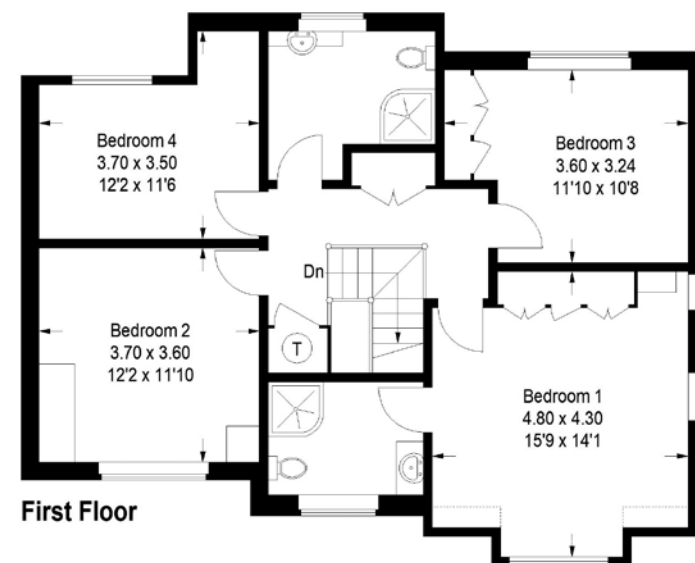
LAUNDRY/UTILITY ROOM

Countertop with inset sink, fitted cupboards, oil-fired boiler. Door to garage and door to the garden.





Approximate Gross Internal Area
(Including Garage)
229.5 sq m / 2470 sq ft
Studio = 14.4 sq m / 155 sq ft
Total = 243.9 sq m / 2625 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. (ID1173051)
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FIRST FLOOR GALLERIED LANDING

Double airing cupboard and access to loft space.

BEDROOM ONE

Two deep double built-in wardrobes with hanging rail & shelving, radiator, airing cupboard, window to front.

EN-SUITE SHOWER ROOM

Suite comprising double shower enclosure with glazed screen, vanity unit with inset basin and storage cupboards, close coupled WC. Tiling to half height, radiator/towel rail.

BEDROOM TWO

Fitted wardrobe and dresser.

BEDROOM THREE

Range of fitted wardrobes.



BEDROOM FOUR

Wardrobe recess.

SHOWER ROOM

Suite comprising quadrant shower enclosure with glazed screen, countertop with inset washbasin, storage cabinet and shelving, close coupled WC. Tiling to half height, radiator/towel rail.

OUTSIDE

The property is located within the attractive enclave of Grass Yard, with lawned frontage and ample gravelled parking/turning space leading to the double garage with additional workshop.

Gated access to the exceptional rear garden, enclosed by high wall and fencing and delightfully landscaped with shaped lawn and gravelled areas, meandering pathway, arbour, well-stocked beds and borders and a variety of trees and shrubs.

DOUBLE GARAGE

5.67m x 4.60m (18' 7" x 15' 1")

WORKSHOP

5.67m x 2.40m (18' 7" x 7' 10")

STUDIO

4.30m x 3.30m (14' 1" x 10' 10")



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