



31 PARK ROAD

MELCHBOURNE • MK44 1BB



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KEY FEATURES

- Characterful Cottage with Delightful Gardens and Open Field Views.
- Substantially Remodelled and Enhanced Accommodation.
- Sitting Room with Wood Burning Stove.
- Kitchen with Bespoke Free-Standing Units and French Doors Opening onto Secluded Courtyard.
- Separate Dining Room/Snug and Study.
- Breakfast Room with French Doors to Rear Garden.
- Principal Bedroom with En Suite and Glazed door to Garden and Overlooking Fields Beyond.
- Two Additional Double Bedrooms and Bathroom.
- Pleasant Village Location, Convenient for access to Major Road and Rail Links.

THE PROPERTY

This attractive country cottage offers both charming rustic elevations and a surprisingly spacious interior with a charming mix of character and modern comforts, including exposed timbers and a contemporary kitchen with free standing units including cooker housing with double oven, ceramic hob and double Belfast sink with adjacent drainer and base cabinets.

The property has been sympathetically remodelled and improved to create a welcoming family home with approaching 1,100 square feet of well-planned accommodation situated within a peaceful village yet convenient for access to major road and rail links.

Wood flooring extends throughout the reception areas, with the sitting room featuring a wood burning stove, and the kitchen has a vaulted ceiling with Velux rooflights and glazed doors opening onto a secluded courtyard. Leading from the kitchen, the breakfast room also has wood flooring, plus French doors which open to the rear garden.

The excellent principal bedroom has a high vaulted ceiling, wood flooring, an en suite shower room and French doors to the garden allowing views over open fields to the rear.

The first floor offers two generous double bedrooms with vaulted ceilings and exposed timbers and there is a spacious family bathroom with three-piece suite.

The property is set well back from the road with delightful gardens offering an extensive area of lawn interspersed with mature trees and shrubs and fringed by delightful flower borders, with paved pathway, seating areas, raised planters and timber store shed. There is ample gravelled off-road parking and an additional secluded garden area which backs onto open fields.



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Approximate Gross Internal Area = 101.1 sq m / 1088 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. (ID984074) Housepix Ltd

Melchbourne is a charming village, situated amid the rural surroundings of Cambridgeshire and North Bedfordshire, some 5 miles from Sharnbrook which offers excellent day to day shopping and popular schooling. The property is situated some 7 miles away from the Northants border and the market town of Rushden plus around 8.5 miles away from Rushden Lakes shopping development. For the commuter, it is well placed for the A6, A45 which links to both Bedford and Northampton and Kettering along with providing good access to the A1 and M1 and Bedford, St Neots and Wellingborough main line stations. The village community itself enjoys such facilities as St Mary Magdalene Grade I Listed parish church, a private nursery and pre-school, along with a thriving village hall and the St John's Arms public house. The area has fast fibre broadband available.





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