

27 THRAPSTON ROAD

SPALDWICK • PE28 0TA



27 THRAPSTON ROAD

SPALDWICK • PE28 0TA

KEY FEATURES

- CHAIN FREE
- Established detached, set back from the road in an attractive village close.
- Around 1,200 square feet of comfortable accommodation for the growing family.
- Principal bedroom with fitted s including master with en suite .
- Lounge with fireplace and multi-fuel stove.
- Separate formal dining room and conservatory.
- Refitted kitchen with quality Shaker-style cabinets.
- Guest cloakroom and useful utility room.
- Double garage and additional parking.
- Well situated for access to major road and rail links and sought-after school catchments.

THE PROPERTY

An attractive and comfortable family home with the added benefit of ample entertaining and home working space.

The ground floor offers a comfortable lounge with multi-fuel stove, bi-fold doors opening onto the garden with an electrically operated canopy, and a formal dining room with bi-fold doors to a delightful conservatory overlooking the rear garden. The kitchen has been refitted with a comprehensive range of Shaker-style cabinets and features a Bosch oven and halogen hob. There is an adjacent utility room which has also been refitted to complement the kitchen and has plumbing for both washing machine and dishwasher. The entrance hall has a guest cloakroom with replacement suite, and a timber and glass staircase with integrated lighting.

The principal bedroom features a range of fitted furniture, remote-controlled window blind and an en suite shower room. There are three further bedrooms, two with a range of fitted wardrobes, and bedroom two also features a remote-controlled blind. Bedroom three is currently configured as a Home Office and there is a separate family bathroom with three-piece suite.

The property is situated within a private close with ample off-road parking and a double garage.

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.



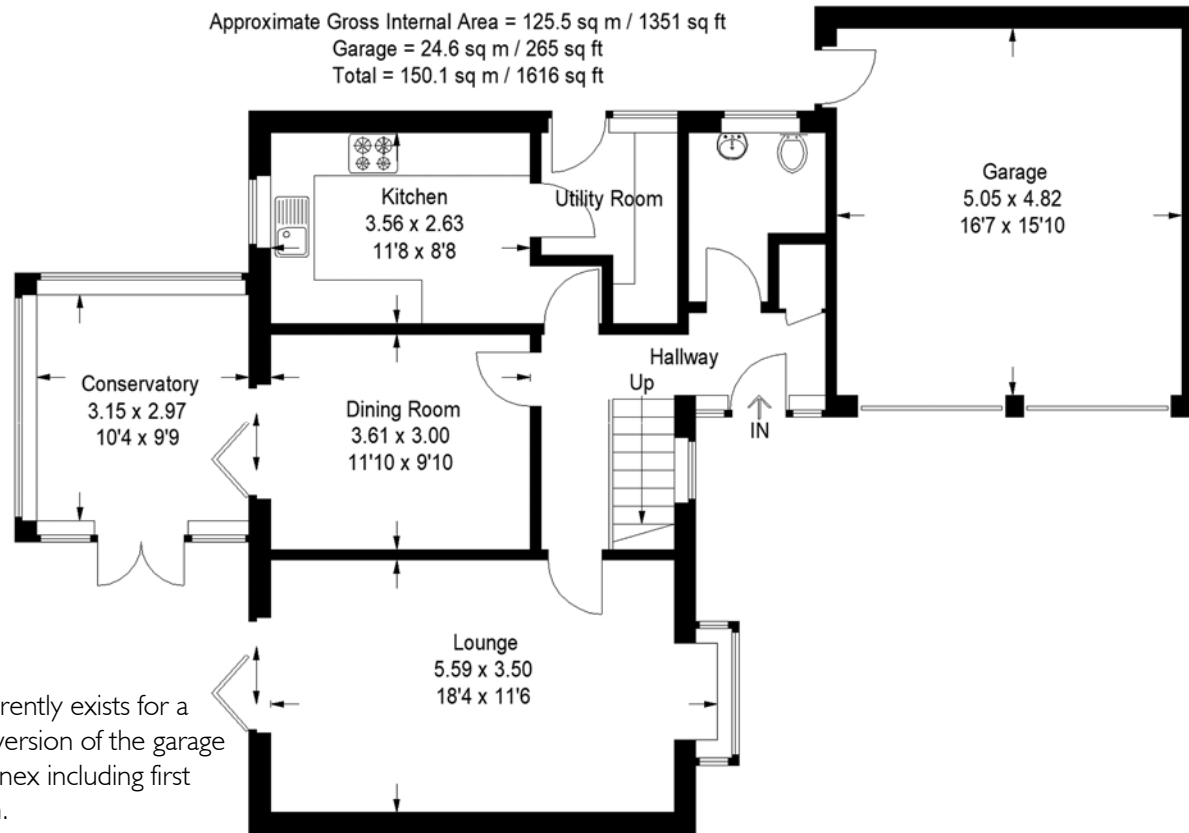
**Peter
Lane &**
PARTNERS
EST 1990

Price £425,000

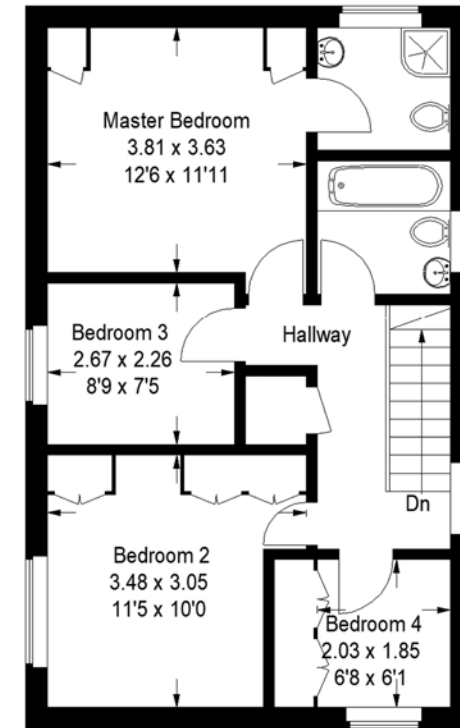
Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day



Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft
 Garage = 24.6 sq m / 265 sq ft
 Total = 150.1 sq m / 1616 sq ft



Ground Floor



First Floor

NOTE:

Permission currently exists for a proposed conversion of the garage to habitable annex including first floor extension.

Huntingdonshire District Council
 Reference: 19/00881/HHFUL

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. (ID894360)
 Housepix Ltd



Huntingdon

60 High Street
Huntingdon
Tel : 01480 414800

Kimbolton

6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office

Cashel House
15 Thayer St, London
Tel : 0870 112 7099