



## 4 THE BUTTS

STATION ROAD • KIMBOLTON • PE28 0HS

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## KEY FEATURES

- Established Detached Home in Charming Close of just Three Properties.
- Generous Corner Plot with Pleasant Southerly Aspect and Not Overlooked to the Rear.
- Principal Bedroom with En Suite Shower Room.
- Three further Bedrooms and Family Bathroom.
- Sitting Room with Open Fireplace.
- Separate Dining Room with Glazed Doors Opening onto the Rear Garden Terrace.
- Versatile Additional Reception Room – Family Room/ Home Office.
- Kitchen/Breakfast Room with Comprehensive Range of Cabinets.
- Guest Cloakroom and useful Laundry/Utility Room.
- Garage and Ample Off-Road Parking.
- Would Benefit from General Updating.
- Sought-After Location Convenient for Local Schools and Amenities.

## THE PROPERTY

This fine, established family home is delightfully positioned in a small close of just three properties, situated within walking distance of the High Street and local amenities.

The property occupies an excellent corner plot with generous, south-facing gardens and offers approaching 1,450 square feet of well-planned accommodation with the potential to improve update and extend, subject to the relevant permissions.

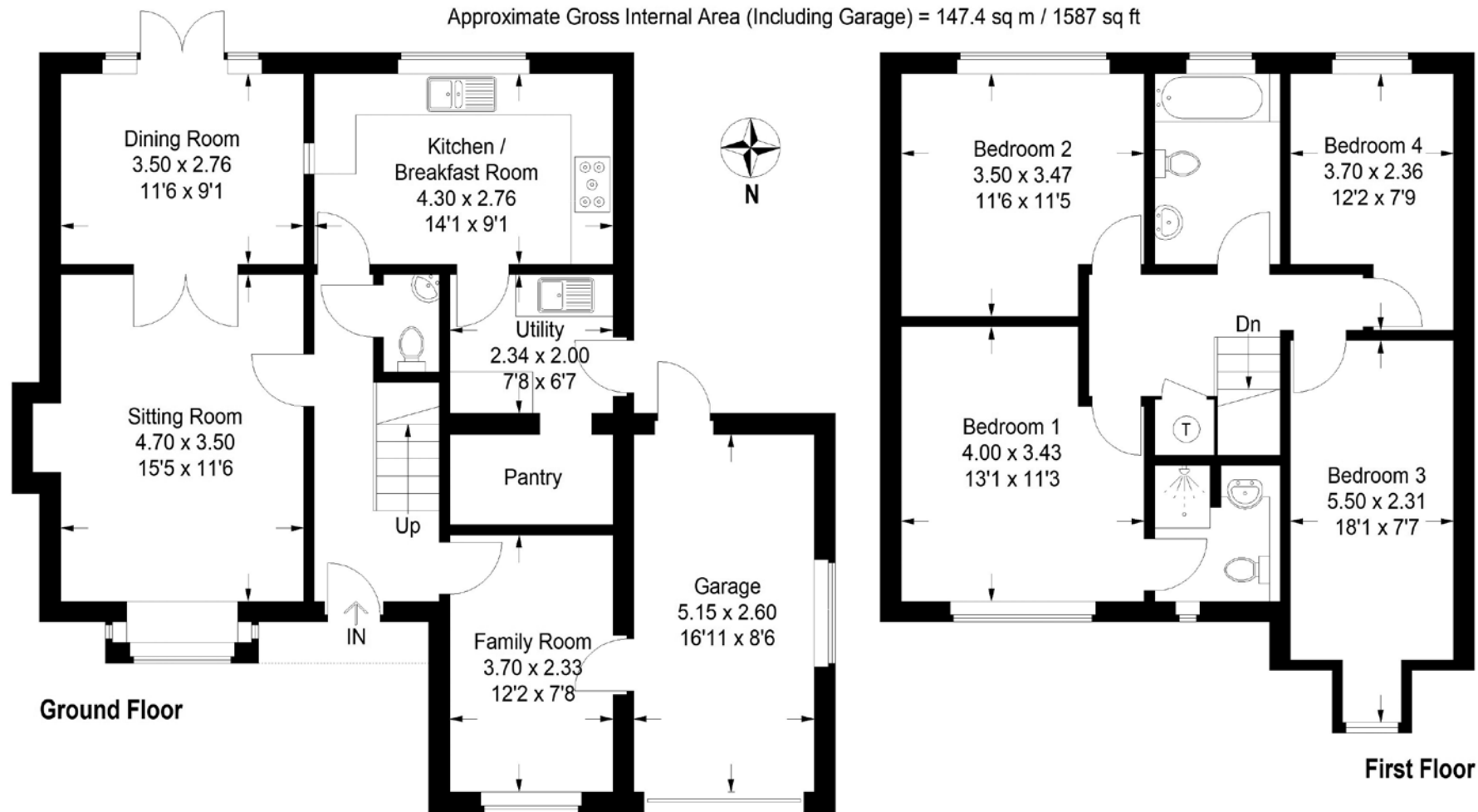
In brief, the property features four bedrooms, two bathrooms and three reception rooms, kitchen/breakfast room with adjacent utility, plus guest cloakroom/WC.

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Price £650,000

**Kimbolton branch: 01480 860400**  
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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. (ID972263)  
Housepix Ltd

## THE VILLAGE

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, two pub's, chemist with post office, 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. Both London Luton and London Stansted are approx. one hour away.



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