



33 CASTLE GARDENS

KIMBOLTON • PE28 0JE

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KEY FEATURES

- Superbly Extended, Upgraded and Improved Semi-Detached Home.
- Genuinely Sought-After Location within Walking Distance of High Street and Amenities.
- Over 1,300 sq. ft. of Comfortable, Contemporary Accommodation.
- Outstanding Open Plan Main Living Area with Open Fire.
- Finely Recrafted Kitchen with Hardwood Counters and Butler Sink.
- Three Bedrooms, Two Refitted Bathrooms.
- Delightful Old Walled Garden with Southerly Aspect.
- Ample Off-Road Parking.

THE PROPERTY

This fine contemporary semi-detached home is perfectly positioned in an enviable location within walking distance of all local shops and amenities, including Kimbolton School.

The property has been extended, remodelled and refreshed by the present owner and now offers over 1,300 square feet of spacious and light accommodation, and a delightful walled garden with southerly aspect, backing onto Duchess Walk and fields beyond.

The superb open plan living space is ideal for relaxing or entertaining and features a full-width conservatory with two sets of French doors opening onto the garden. The kitchen has been refitted with hardwood counters, Butler sink and a comprehensive range of cabinets, and there is also a useful utility area and boiler room. There are three excellent bedrooms and two fully refitted bathrooms on the ground and first floors.

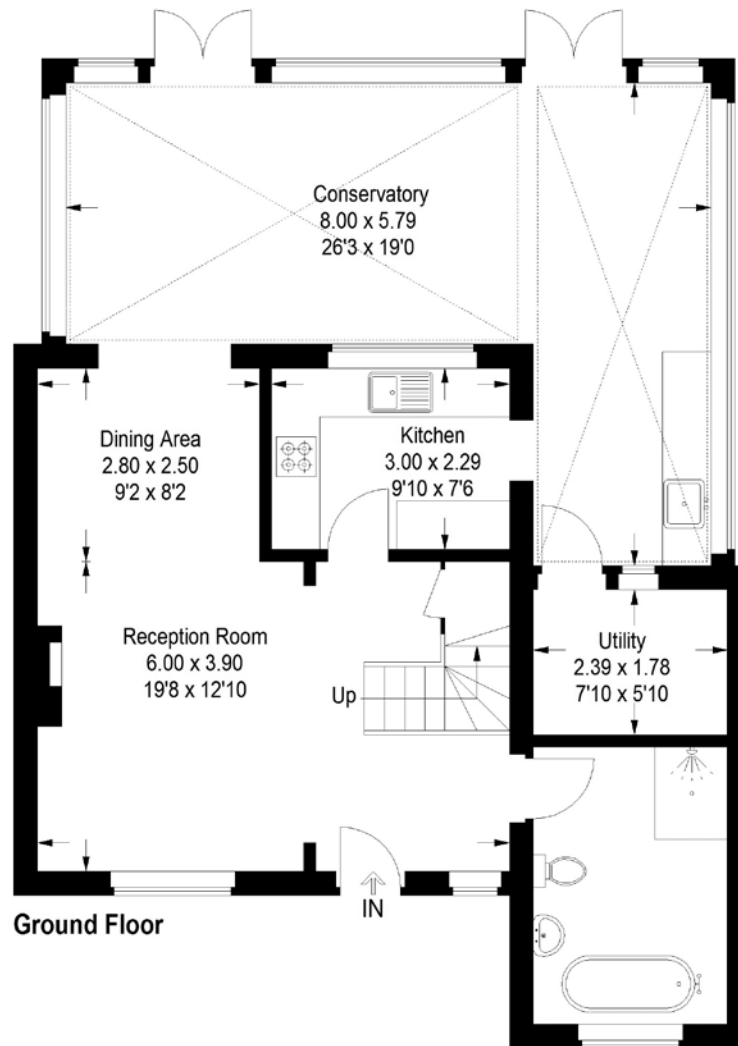
The property offers full oil-fired central heating, with the boiler having been replaced in August 2023.



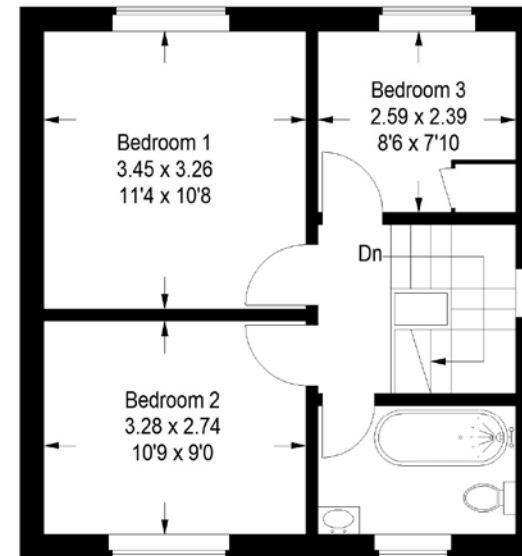
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Guide Price £395,000

Kimbolton branch: 01480 860400
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Approximate Gross Internal Area
121.5sq m / 1308 sq ft



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. (ID996308)

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 is a scene of constant activity and boasts a wide variety of shops and eateries, chemist with post office, dentist, garage and small supermarket. There is also a Health Centre in nearby Hunters Way. Conveniently situated for road and rail use, main routes such as the A1, A428 and 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, with East Midlands and Birmingham around 1hr 15mins.



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