

3 SPINNEY FIELD

ELLINGTON • PE28 0AT



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KEY FEATURES

- Attractive, established detached residence in genuinely sought-after village Close.
- Approaching 2,000 square feet of exceptional accommodation for the larger family.
- Excellent space for entertaining and homeworking.
- Two generously proportioned reception rooms.
- Five bedrooms including principal with refitted en suite plus family bathroom.
- Recently refitted kitchen/breakfast room with comprehensive range of quality cabinets.
- Utility room and guest cloakroom.
- Delightful corner plot with double garage and EV charging point.
- Solar panel system.
- Well situated for access to major road and rail links and sought- after school catchments.

THE PROPERTY

An excellent, established family residence, situated on a delightful small scheme of individual homes, offering a wonderfully spacious interior and versatile accommodation ideal for the growing family and those looking for a comfortable home with the added benefit of ample entertaining and home working space. It occupies an attractive position set back from the road within a genuinely sought-after village and is ideally located for good school catchments and major road and rail links.

The ground floor offers a welcoming reception hall with guest cloakroom, oak flooring and glass and oak staircase, a comfortable dual aspect living room with inset 'Gazco' LPG flame fire and French doors to the garden, and a separate dining/family room with oak flooring. The kitchen/breakfast room has been recently refitted with quality cabinets and appliances plus Quooker mixer tap, with the adjacent utility room fitted to complement.

The principal bedroom features both built-in wardrobes and a refitted en suite with double shower enclosure and twin washbasins. There are four further bedrooms, bedroom five currently configured as a Home Office, plus family bathroom.

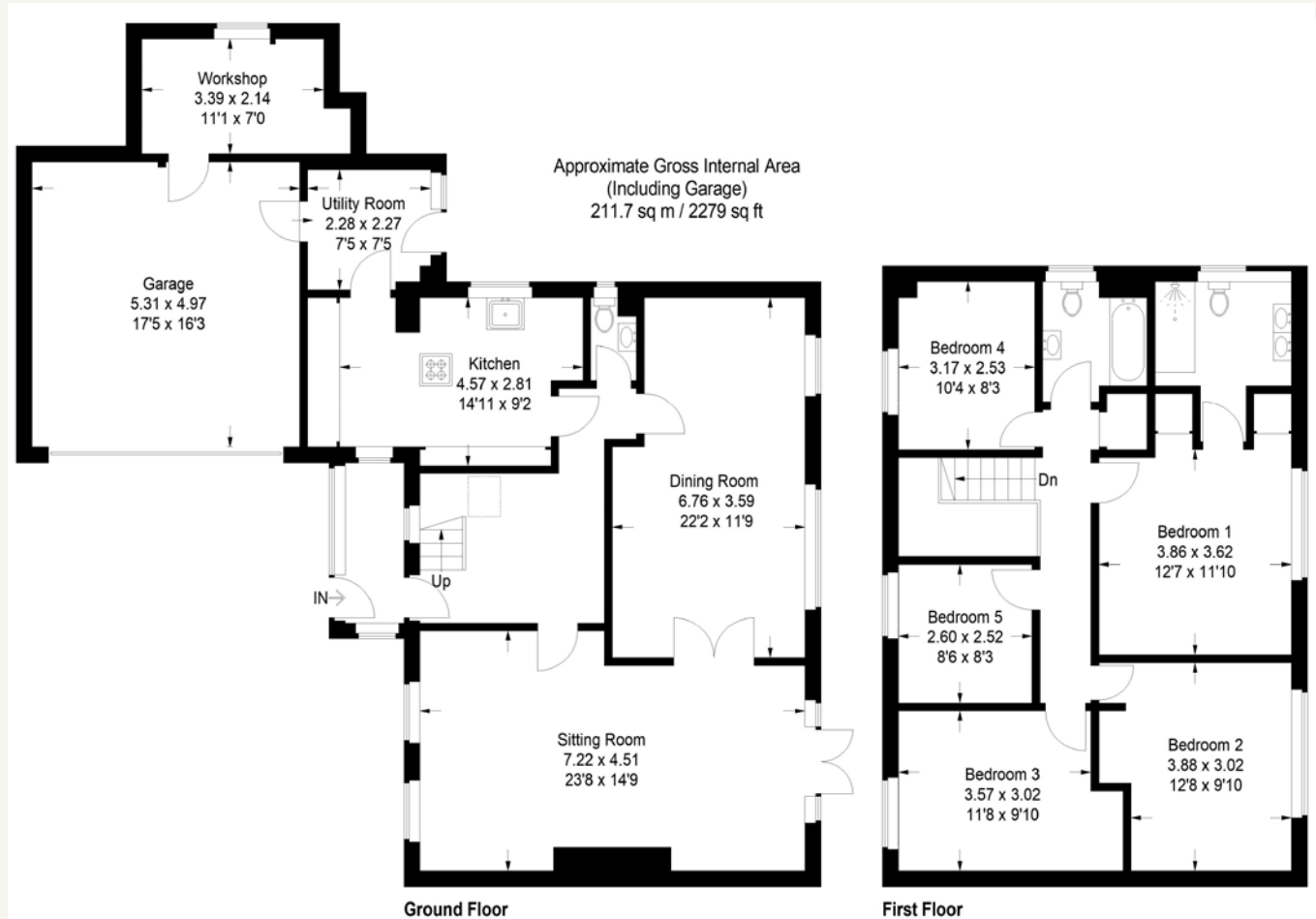
The property is situated on a delightfully secluded corner plot with double garage, workshop, driveway and EV charging point.



**Peter
Lane**
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Guide Price £675,000

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. (ID1028836)
Housepix Ltd

THE VILLAGE

Ellington is a village and civil parish in Cambridgeshire, around 4 miles west of Huntingdon in Huntingdonshire, a non-metropolitan district of Cambridgeshire and historic county of England. The civil parish covers an area of 2,700 acres (1,100 hectares); much of it is grassland with some small woods in the south of the parish. Ellington sits within the catchment area for the outstanding Buckden C of E Primary school, which is just 3 miles; both Hinchingsbrooke Secondary School and Kimbolton Castle private school have dedicated coach services that transport children from the village each day. The village has a junction to the newly upgraded A14, giving excellent access to the A1 and onward to the M1/M6 and M11. Main line commuter train service to London's Kings Cross is available at Huntingdon and St Neots. The airports of Stansted, Luton and East Midlands can be reached in just over an hour.



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