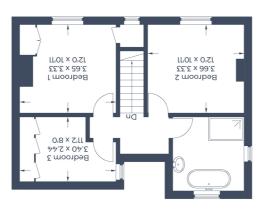
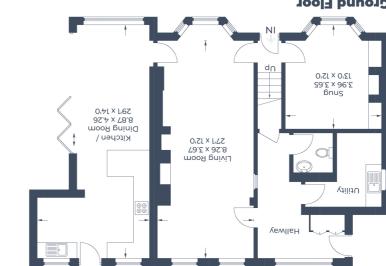




Reprivate Cross Internal Area Orban Sold Rea Cround Floor = 200, N مو س / 2010 مر ft First Floor = 49.2 مو m / 2014 مر ft Total = 2011 مو ما / 1,614 مو ft





First Floor

Ombudsanty Sales The Property

Illustration for identification purposes only, measurements are approximate, not to scale.
CJ Property Marketing Produced for Peter & Lane

**Cround Floor** 

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.













# 138 High Street, Yelling, St Neots PE19 6SD Offers In Excess Of £525,000

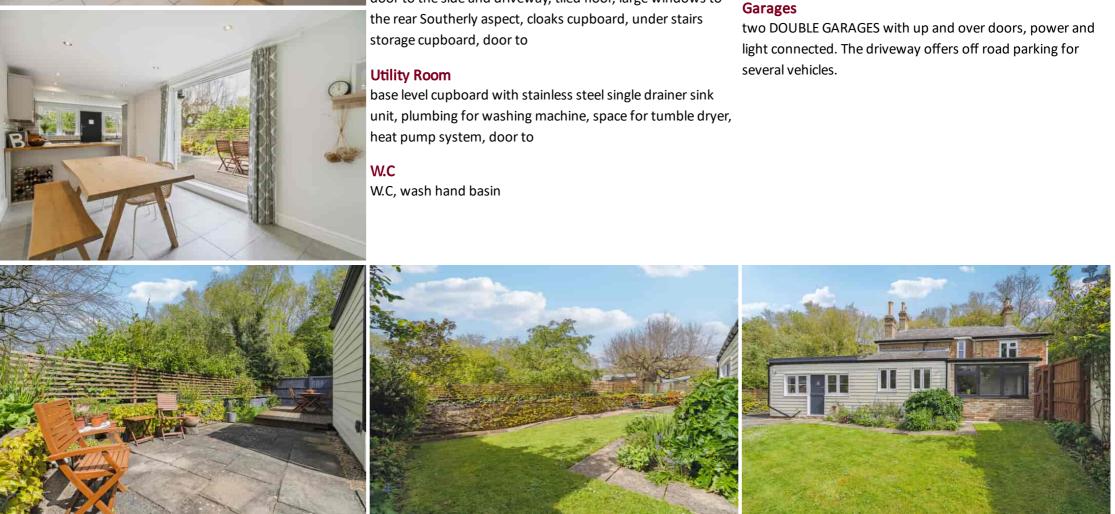
- Beautifully presented period property, dating back to 1898 with later additions.
- South West facing garden.
- Three or Four Bedrooms.
- Sought after Village location.

- Upgraded insulation, Air-Source heat pump and under floor heating in parts.
- TWO DOUBLE GARAGES and ample off road parking.
- Utility Room, Boot Room & ground floor W.C.









# **Ground Floor**

### Accommodation

Tithe House is a fine example of a period property, dating back to 1898, with later extensions and situated in a nonestate location within this desirable Village.

In brief, three or four Bedrooms, generous Reception Room and a large Kitchen Dining Room with bi-fold doors to a West facing decking area. There is a Utility Room, Boot Room and ground floor W.C.

Outside there are TWO DOUBLE GARAGES and ample off road parking. The garden is South West facing and has a separate Vegetable plot.

Offered for sale in beautiful condition, the property has been updated and benefits from upgraded insulation, Air-Source heat pump for central heating, under floor heating in parts and a wood burning stove.

Part glazed door to

**Entrance Hall** stairs to the First Floor Landing

# Sitting Room or Bedroom Four

bay with sash windows to the front aspect, fireplace with wood burner inset, radiator

#### Lounge

bay with sash windows to the front aspect, fitted cabinets, book shelving and glass fronted display cupboards, two windows to the rear aspect, TV point, telephone/Internet access point

# Rear Hall & Boot Room

door to the side and driveway, tiled floor, large windows to

# **Kitchen Dining Room**

windows to the front and rear aspect, bi-fold doors to the side aspect leading to the West facing decking area, base and eye level cupboards, drawer units, work surfaces with tiled splash backs, double ceramic Butler sink, space for range style oven with electric cooker point, integrated wine cooler and dishwasher, tiled floor with under floor heating, stable style door to the rear garden

### **First Floor**

### **First Floor Landing**

doors to

### **Bedroom One**

sash window to the front aspect, radiator, wood flooring, feature fireplace, fitted wardrobes, door to walk-in cupboard with stained glass window to the front aspect and loft access

# **Bedroom Two**

sash window to the front aspect, radiator, feature fireplace

# **Bedroom Three**

window to the rear aspect, radiator, fitted wardrobe and storage cupboards

# Bathroom

fully tiled and refitted comprising free standing bath, large shower, vanity unit with wash basin, W.C, two windows, towel radiator, tiled floor with under floor heating

# Outside

#### Garden

a SOUTH WEST facing garden, fully enclosed and laid to lawn with flower and shrub borders. There is a separate Vegetable plot to the rear of the Garages.

Off the Kitchen Dining Room is a West facing decking area.