



4 VINE ROW

HIGH STREET • ELLINGTON • PE28 0AB

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AT A GLANCE

- Exceptional modern home in attractive and convenient village location.
- Superbly presented, high-specification accommodation with oak internal doors and double-glazed sash windows.
- Superb kitchen/breakfast room with comprehensive range of cabinets, ceramic sink, integrated appliances and double doors opening onto the garden.
- Three bedrooms – two with built-in wardrobes.
- Comfortable lounge with feature fireplace.
- Family bathroom and ground floor cloakroom for guests.
- Delightful enclosed rear garden and ample off-road parking.
- EPC rating C.

THE PROPERTY

Ideal for first time buyers, young families and perhaps those looking to downsize without wishing to compromise on quality, this fine village home offers comfortable accommodation in an attractive non-estate location convenient for access to major road links.

The property is beautifully presented to a high standard and features a welcoming entrance lobby, guest cloakroom, a generous lounge, and a well-proportioned kitchen tiled floor, ceramic sink and drainer, a comprehensive range of cabinets with integrated appliances including Neff oven and hob, ample space for a breakfast/dining table if required and French doors opening onto the garden terrace.

There are three comfortable bedrooms, including two excellent doubles with built-in wardrobes, and a well-appointed bathroom. The garden is fully enclosed and includes lawn and patio areas and timber shed, and there is ample private parking.

**Peter
Lane &**
PARTNERS
EST 1990

Guide Price £325,000

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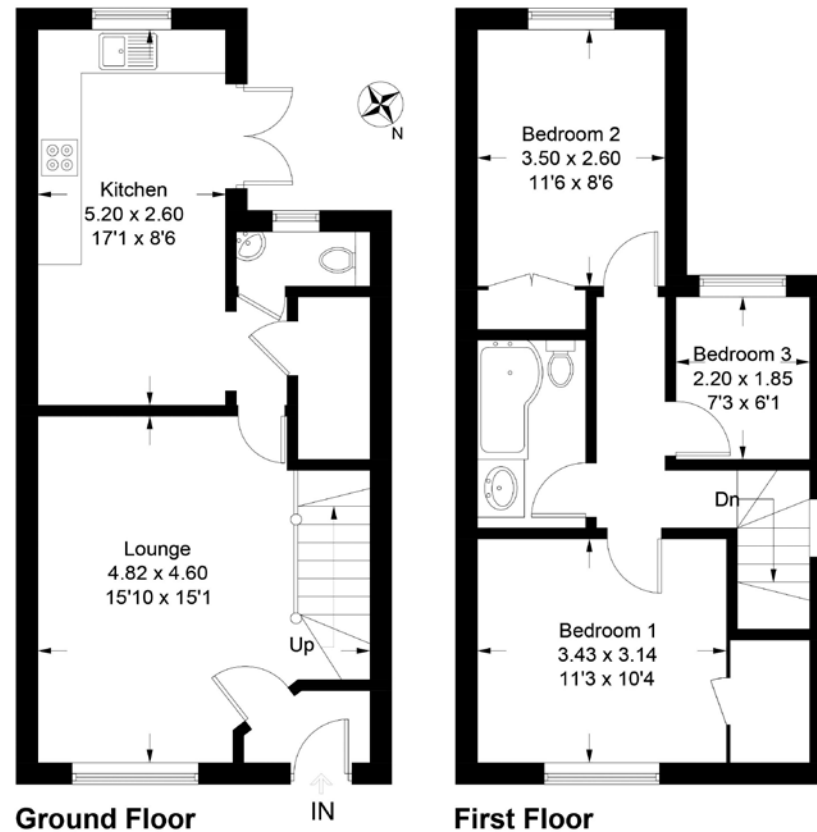




Approximate Gross Internal Area = 80.7 sq m / 867 sq ft

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, and Hinchingsbrooke Secondary School being just over 4 miles away with its own dedicated coach service that transports children from the village each day. The village has a junction to the recently 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 from both Huntingdon and St Neots. The airports of Stansted, Luton and East Midlands can be reached in just over an hour.



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. (ID1065961)
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