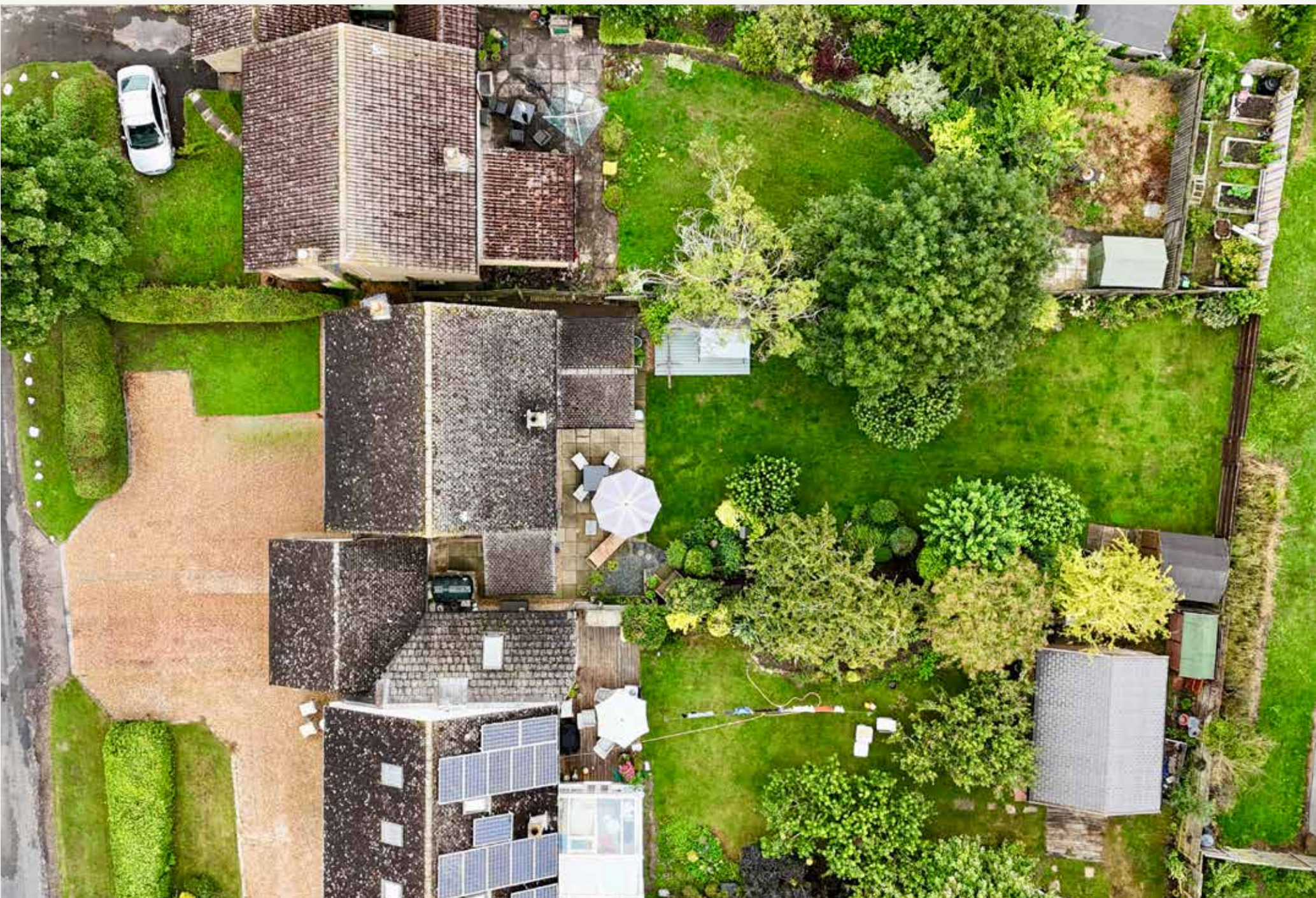




5 STAUNCH HILL

LEIGHTON BROMSWOLD • PE28 5BE



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AT A GLANCE

- Established Detached Home in Attractive Village Location.
- Extended, Remodelled and Recently Refreshed.
- Around 1,475 Square Feet of Accommodation with Exceptional Space for Families, Entertaining and Homeworking.
- Generous Garden with Pleasant South-Easterly Aspect.
- Welcoming Reception Hall with Guest Cloakroom.
- Comfortable Sitting Room with Attractive Fireplace.
- Versatile Family Room/Snug and Dining Area with French Doors Opening onto the Garden Patio.
- Spacious, Well-Appointed Kitchen/Breakfast Room and Adjacent Laundry/Utility Room.
- Principal Bedroom with En Suite, Three Additional Bedrooms and Family Bathroom.
- Garage and Extensive Additional Parking.

THE VILLAGE

The picturesque village of Leighton Bromswold is situated just 1 mile north of the recently upgraded A14 and boasts an award for the 'Best Kept Village', as well as a local public house; the village falls into Brington and Hinchingsbrooke catchment areas. The A1 is about 7.2 miles southeast giving excellent dual carriageway access both north and south and to the A14 and M11. Main line service to Kings Cross is available at Huntingdon (approx. 11.5 miles) and St Neots (approx. 15 miles). Cambridge is about 27 miles away via the A14. The airports of Stansted and Luton can be reached in approx. one hour. Nearby Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It offers a variety of shops and cafes, a public house, Indian restaurant, chemist and dentist, health centre, veterinary practice, garage and supermarket.

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Guide Price £565,000

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THE PROPERTY

This generously proportioned family home is perfectly positioned in a delightful village location, whilst offering excellent access to major road and rail links.

Recently refreshed, the property has been extended and remodelled over the years by the present owners to offer around 1,475 square feet of comfortable accommodation, featuring excellent living/entertaining space and that all-important homeworking provision.

In brief, the layout comprises a welcoming reception hall with guest cloakroom, versatile reception areas including sitting room, snug and home office, and generously proportioned kitchen/breakfast room with adjacent utility. There are four comfortable double bedrooms, including the spacious principal bedroom with fully tiled en suite shower room, and a well-appointed and fully tiled family bathroom. Set back from the road, the property fronts a fine plot with pleasantly maturing and delightfully private garden.

ACCOMMODATION IN BRIEF:

Upvc part-glazed front door to entrance porch with glazed panels and hardwood door providing access to the welcoming reception hall with wood flooring, guest cloakroom with tiling to half-height, staircase to the first floor and replacement oak doors to the principal ground floor rooms.

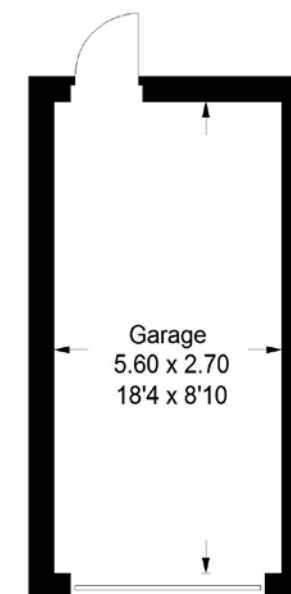
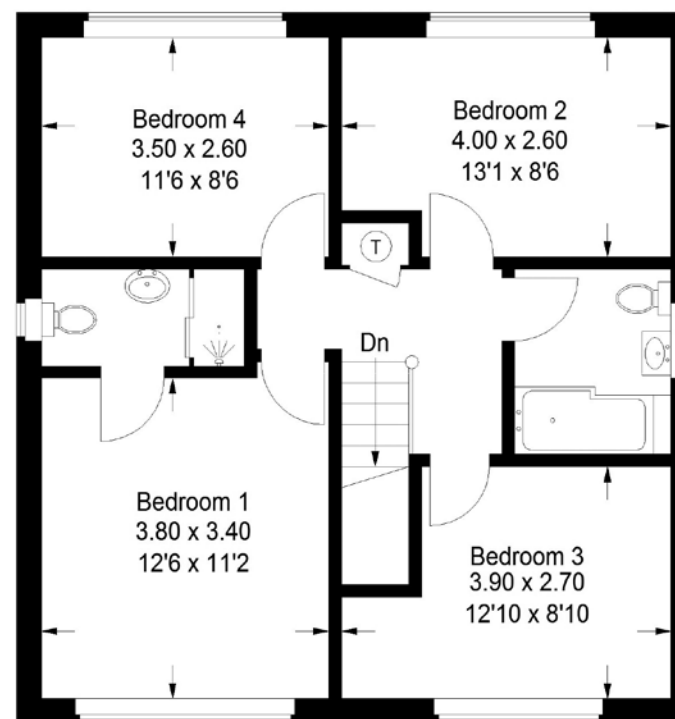
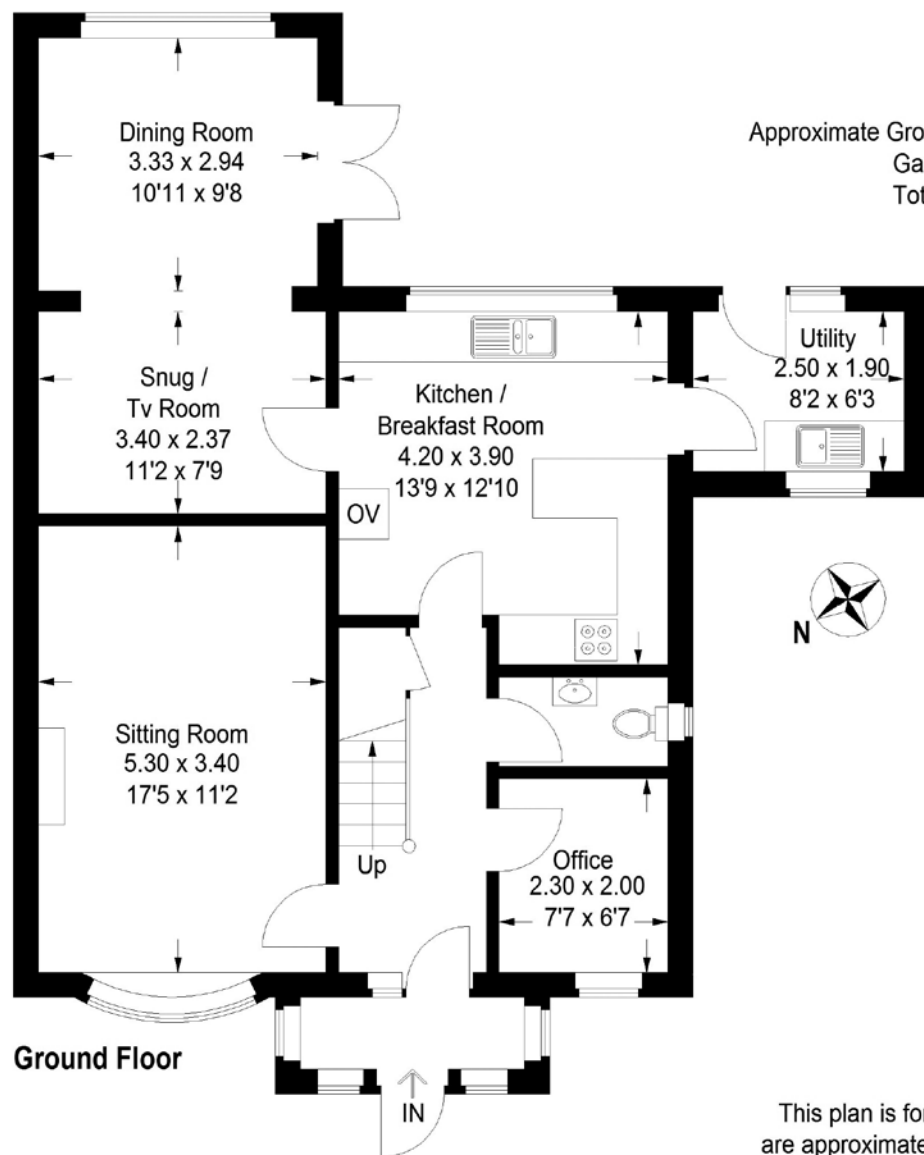
Wood flooring extends into the generous sitting with bow-window to front and attractive fireplace with granite hearth incorporating a gas (Calor) flame fire.

The kitchen/breakfast room provides a comprehensive array of fitted cabinets and extensive countertop space incorporating a breakfast bar/peninsula unit, and is fully equipped with inset one and a half bowl sink with mixer tap and a range of appliances to include double oven and grill, separate ceramic hob with stainless-steel extractor over, dishwasher and ample space for 'fridge and freezer. Recessed ceiling downlights, cupboard housing the oil-fired central heating boiler and stable door to the laundry/utility room offering countertop with inset sink and mixer tap, fitted cabinets, plumbing for washing machine, cloaks hanging space, recessed ceiling downlights and door to the garden.

The cosy snug/TV room features wood flooring and is ideal place for the family to gather, and this opens into the dining area with vaulted ceiling and recessed downlights, plus window overlooking the garden and French doors opening onto the patio area, making it ideal for indoor/outdoor entertaining.

Back into the hallway and for those needing even more space, there is an additional reception room, currently used as a home office.





(Not Shown In Actual
Location / Orientation)

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. (ID1227207)

Housepix Ltd



The first-floor landing houses an airing cupboard and there is a hatch to loft space.

There are four double bedrooms, including an excellent principal bedroom with wood flooring and ample space for wardrobes, plus a fully tiled en suite comprising shower enclosure, pedestal washbasin and close-coupled WC.

The well-appointed family bathroom has also been fully tiled and features a P-shaped bath with electric shower over and glazed screen, pedestal washbasin and close-coupled WC.



OUTSIDE

The property is set back from the road with high hedgerow and area of lawn to the front, gravelled drive, extensive off-road parking and garage.

Gated access to the delightful rear garden offering a fine expanse of lawn interspersed with mature trees and shrubs, secluded patio area, sun-trap deck and substantial timber garden shed.

GARAGE

5.60m x 2.70m (16' 5" x 8' 6")

Up and over door, light and power, door to garden.

BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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