

42 CASTLE GARDENS

KIMBOLTON • PE28 0JE



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KEY FEATURES

- Well-presented family home in sought-after location.
- Walking distance of Kimbolton School and High Street amenities.
- Comfortable, adaptable accommodation arranged over three floors.
- Offers up to four double bedrooms.
- Spacious first floor sitting room overlooking the rear garden.
- Well-appointed kitchen/breakfast room with glazed doors to the conservatory.
- Ground floor family room/home office/bedroom 4.
- Delightful garden and ample off-road parking.

THE PROPERTY

An excellent opportunity to acquire a fine modern townhouse in an enviable location close to all local shops and amenities.

The property has been attractively improved by the present owners with the addition of a full width conservatory opening onto a delightfully secluded and well-tended garden that's ideal for relaxing or entertaining.

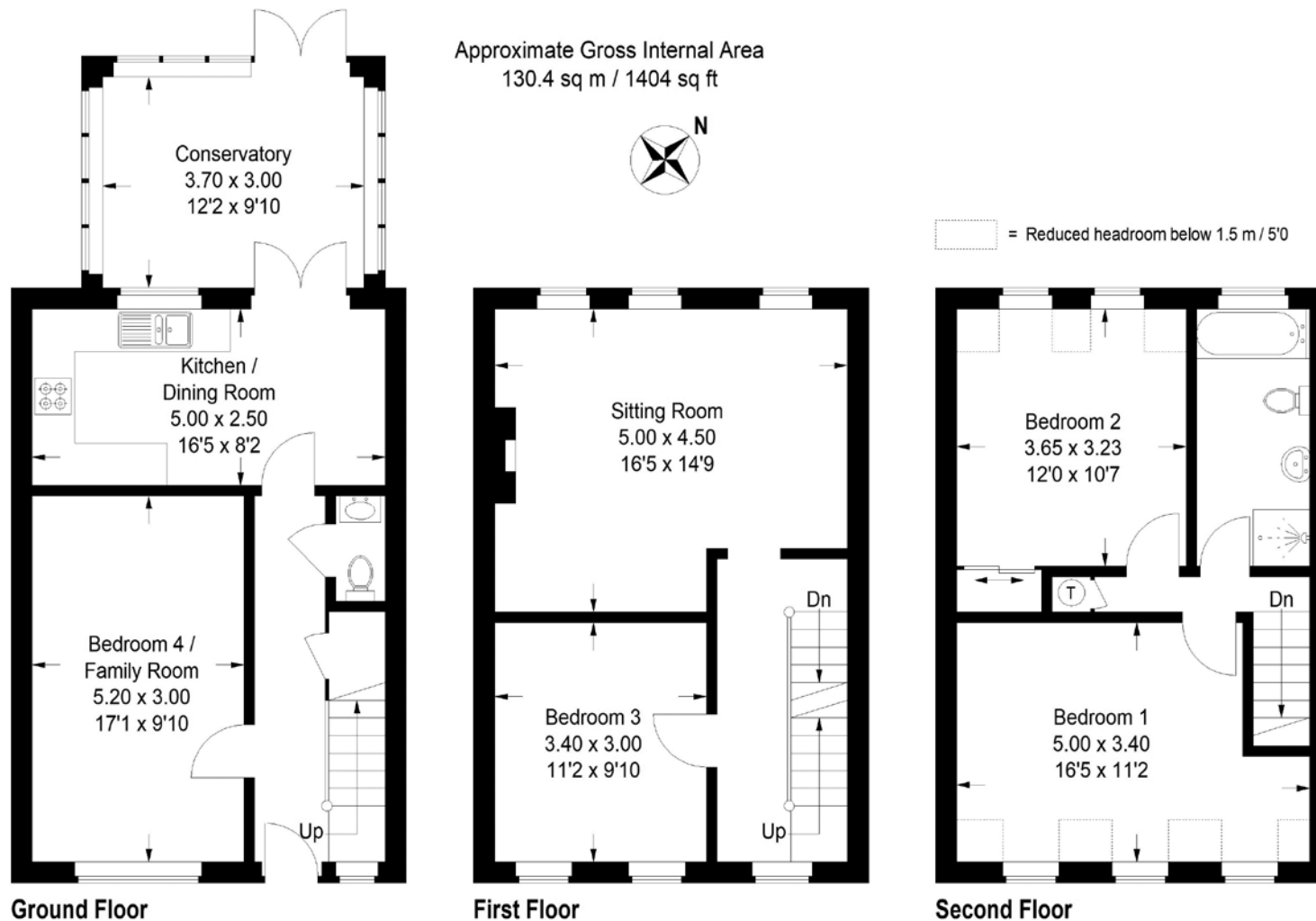
Around 1,400 square feet of comfortable accommodation is arranged over three floors; the ground floor features a welcoming entrance hall with guest cloakroom, a kitchen with a comprehensive range of cabinets and ample space for a dining/breakfast table, plus a front reception room ideal as a family room/home office or an occasional fourth bedroom. The spacious first floor sitting room shares the floor with a double bedroom with rooftop views across to the church. There are two further excellent double bedrooms on the second floor, both light and airy with dormer-style windows, along with a spacious bathroom with both bath and separate shower.

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EST 1990

Guide Price £450,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day





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. (ID981180)
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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