

48 HUNTERS WAY

KIMBOLTON • PE28 0JF



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KEY FEATURES

- Excellent modern semi-detached family home.
- Walking distance of the High Street and local amenities.
- Three bedrooms.
- Lounge and separate dining room.
- Conservatory.
- Refitted kitchen and bathroom.
- Full uPVC double glazing.
- Enclosed rear garden and ample private off-road parking.

Well-positioned on a popular modern development, this excellent three-bedroom semi-detached family home is convenient for both local schools and amenities. With around 1,040 square feet of comfortable accommodation, the property offers a good size lounge, separate dining room with patio doors opening onto the conservatory and features a refitted kitchen and bathroom. There is full double glazing, plus an easy to maintain garden and ample off-road parking.

THE VILLAGE

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, two pubs, 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 newly upgraded A14, A1 and A428 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.

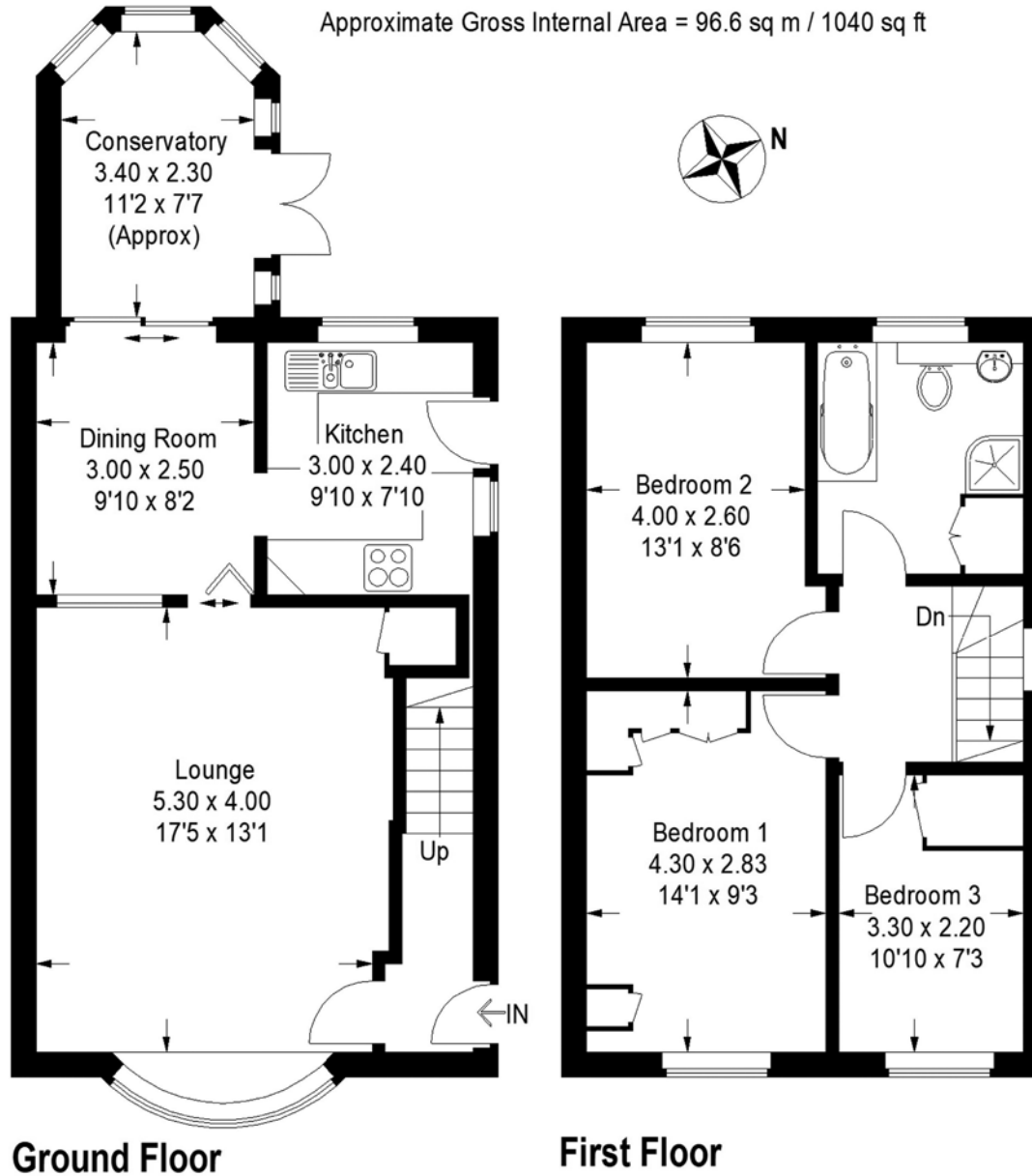
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Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft



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. (ID812663)

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