



9 CHURCH ROAD

CATWORTH • PE28 0PA

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AT A GLANCE

- No onward chain.
- Fine detached bungalow set well back from the road.
- Classic 'Potton' design with attractive reclaimed brick elevations.
- Generous, well-appointed kitchen/breakfast/dining room.
- Sitting Room with inglenook-style feature fireplace.
- Victorian-style conservatory/sunlounge with glazed double doors to the garden.
- Two comfortable bedrooms to the rear.
- Non-estate location with established gardens.
- Extensive private drive with ample parking/turning space.

This established detached property is superbly positioned down a village lane, set well back from the road with deep frontage and charming private garden.

With its attractive reclaimed brick elevations and well-appointed interior, the property is ideal for those 'downsizers' who don't want to compromise on quality and offers comfortable accommodation featuring two bedrooms, sitting room, generous kitchen with ample space for a breakfast/dining table, conservatory with French doors opening onto the garden, and shower/wet room.

There is gated access to the front with extensive block-paved driveway and ample parking/turning area.

**Peter
Lane** &
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Guide Price £400,000

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





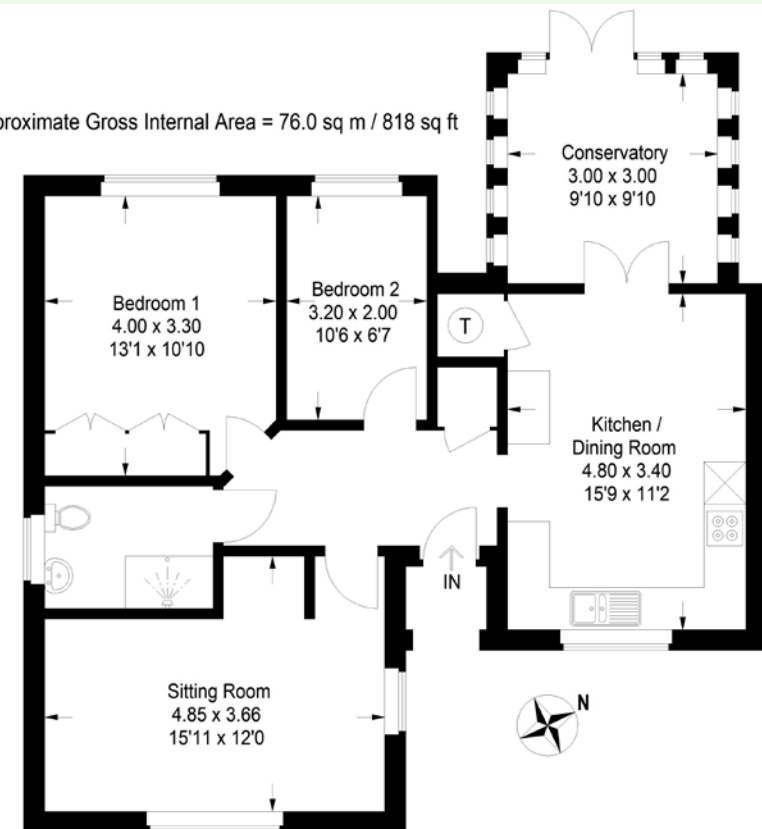
THE LOCATION

The small rural farming village of Catworth is situated one mile south of the recently upgraded A14 giving excellent access to the A1, M1 and M6. It benefits from a mobile post-office service, Church, service station/garage, large playing field/pavilion with club house, football pitch, cricket pitch, Astro turf, play area, tennis and basketball court and a thriving village hall with many active community groups such as the Catworth amateur theatrical society, art club, cinema club, monthly indoor market, pop-up pub and the indoor bowling group.

Kimbolton, 3 miles to the south provides boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is variety of shops and cafes, pub/restaurant, Indian restaurant, doctor's surgery, dentist, chemist, veterinary practice, supermarket and garage.

Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance.

Approximate Gross Internal Area = 76.0 sq m / 818 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. (ID695710)

Housepix Ltd



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

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