

# 38 HIGH STREET

CATWORTH • PE28 0PF





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### KEY FEATURES

- Delightful character cottage with charming private courtyard garden.
- Sitting room with wood burning stove and exposed timber flooring.
- Dining/breakfast room with attractive brick floor.
- Rustic kitchen with comprehensive range of cabinets.
- Welcoming entrance hall and rear lobby/utility area.
- Three comfortable bedrooms and spacious modern bathroom.
- Upvc replacement windows and oil-fired radiator heating.
- Popular location close to local amenities and major road links.

### THE PROPERTY

This fine brick and slate village home offers surprisingly spacious and delightfully characterful accommodation comprising entrance hall, sitting room with wood burning stove, breakfast/dining room, well-fitted kitchen and utility area. On the first floor there are three comfortable bedrooms and a bright and spacious bathroom.

The property has been sympathetically improved and recently refreshed externally to provide modern comforts such as double glazing and oil-fired central heating, whilst offering features such as tiled, brick and timber floors and a wood burning stove. Outside, there is a charming and private terraced courtyard with raised beds and climbing plants.

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Guide Price £350,000

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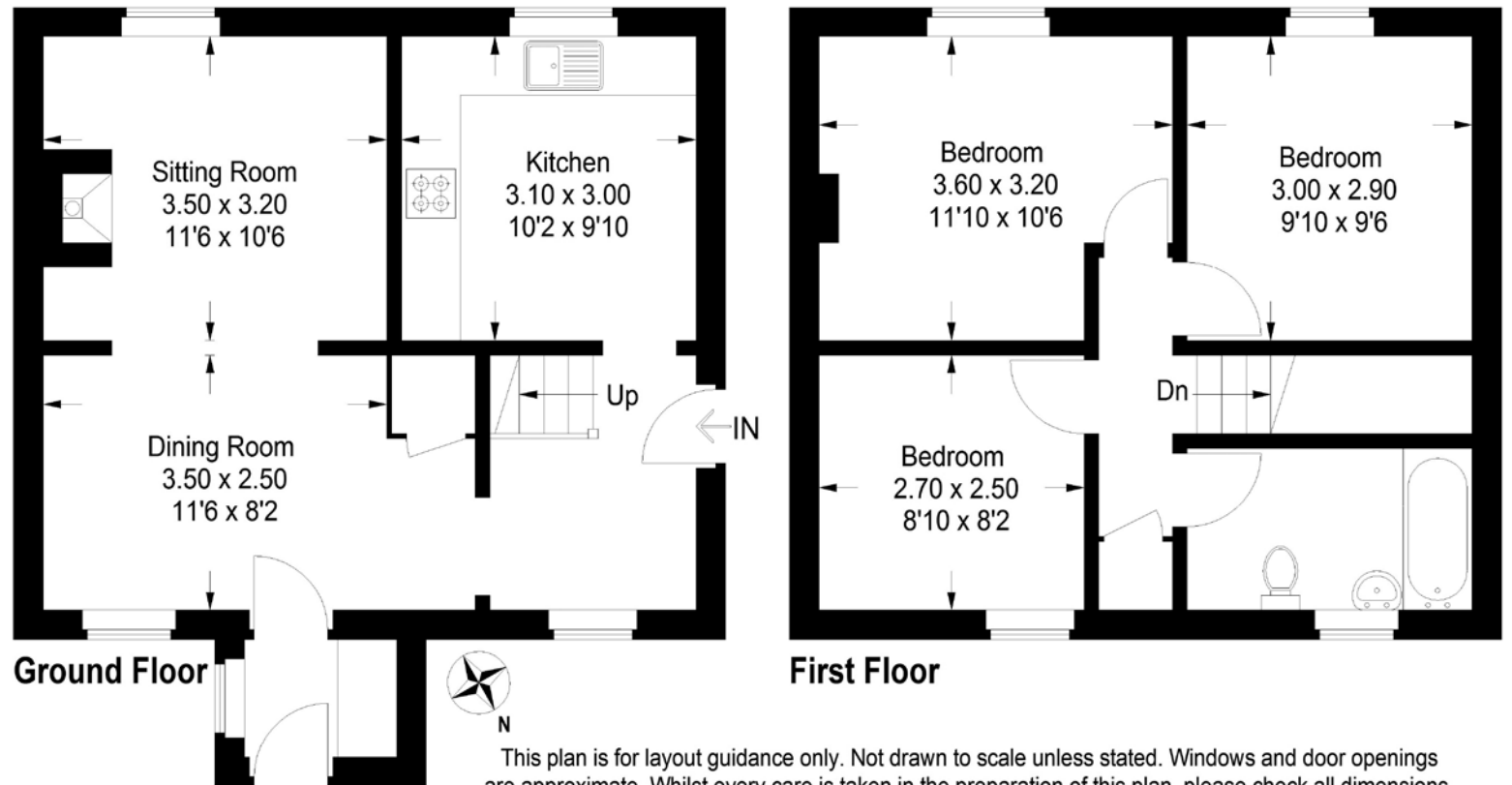


## CATWORTH

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, AstroTurf, 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, The Racehorse pub with restaurant and the Indoor Bowling Group.

Kimbolton, 3 miles to the south, provides a variety of shops, eateries and recreational facilities and one of the area's leading public schools. Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance. It is also conveniently located for easy access to airports, Luton, Birmingham, London City as well as Heathrow. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

Approximate Gross Internal Area = 80.5 sq m / 866 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. (ID1085131)

Housepix Ltd





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