

MULBERRY COTTAGE

SHAY LANE • UPPER DEAN • PE28 0LZ



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KEY FEATURES

- Sitting Room with Vaulted Ceiling and Wood Burning Stove
- Kitchen/Breakfast Room with Re-Fitted Bespoke Handmade Cabinets and Granite Counters
- Large Double Bedroom with Re-Fitted Wardrobes
- Re-Fitted Fully Tiled Shower Room
- Neat Gardens Front
- Off-Road Parking for Two Vehicles
- Full Oil-Fired Central Heating
- Re-Fitted Wooden Double Glazed Windows & Stable Front Door
- Council Tax Band B

Modernised and improved - Fabulous first buy or retirement home, perfect weekend retreat. Re-fitted windows. All new flooring throughout. Re-fitted shower room. Beautiful oak cottage doors. Character accommodation features superb sitting room with vaulted ceiling and wood burner, stylish bespoke handmade Kitchen/Breakfast room with granite counter tops and integrated appliances also to include new range cooker, comfortable double bedroom with re-fitted wardrobes. Neat gardens and private off-road parking for two vehicles to the front and paved courtyard garden to the rear.



**Peter
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EST 1990

Price £280,000

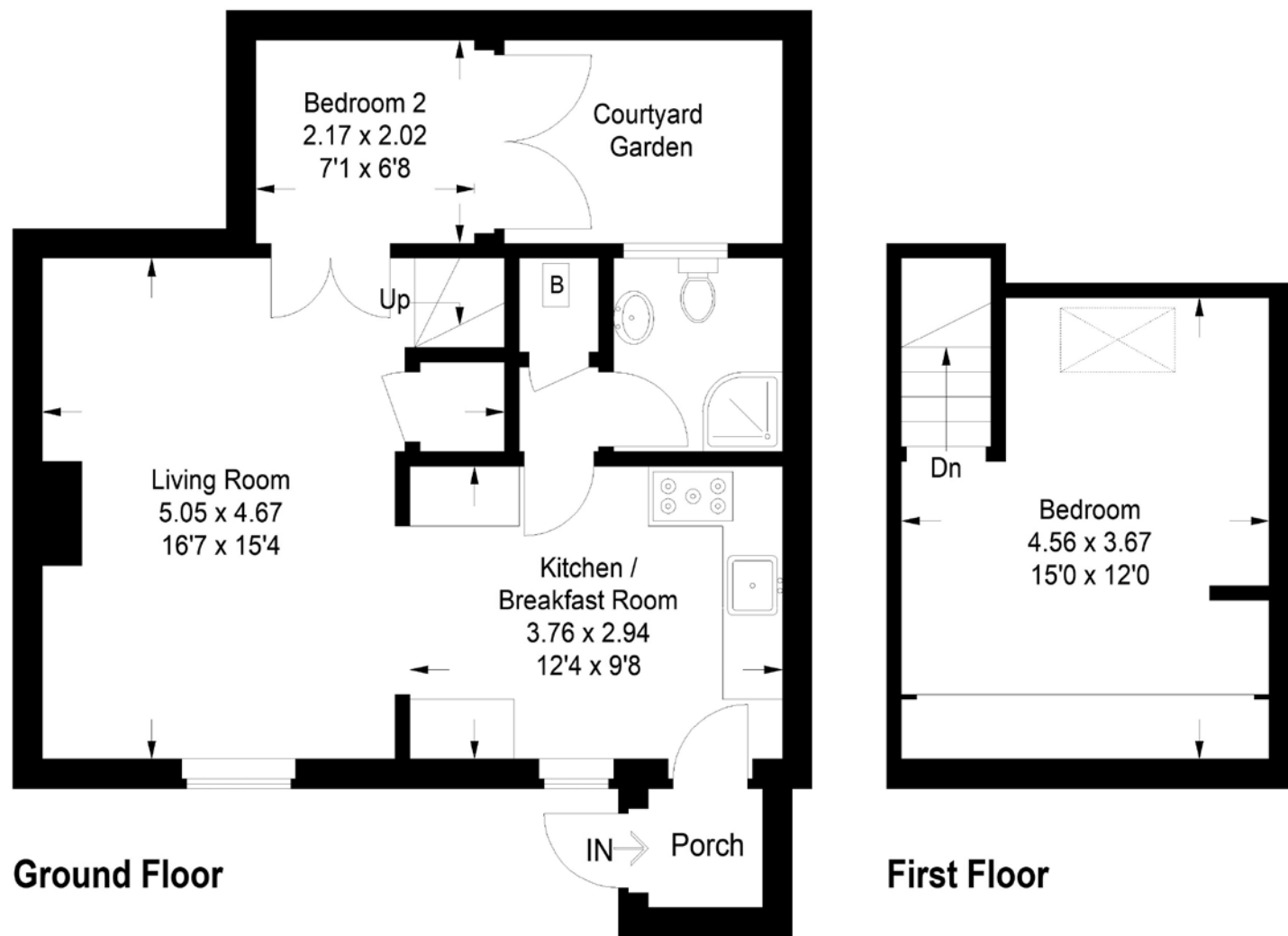
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THE VILLAGE

The village of Upper Dean is separated by approximately a mile of open countryside and can be found approximately 4 miles to the west of Kimbolton. Upper Dean boasts a Public House, Eileen Wade Lower School and a Parish Church. The village is in the catchment area for Margaret Beaufort Middle School and Sharnbrook Upper School. Upper Dean also features excellent sporting and recreational facilities with all-weather tennis courts, cricket pitch and a sports pavilion which a playgroup uses.

Nearby, the historic market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. The High Street boasts a variety of shops and eateries, supermarket, doctor and dentist surgeries, chemist with post office, garage, public house and St Andrews church. Conveniently situated for road and rail use, main routes such as the A1, the newly upgraded A14 and the A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. East Midlands, London Luton and London Stansted are all just over an hour away.

Approximate Gross Internal Area
64.1 sq m / 689 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. (ID1078462)
Housepix Ltd



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