

10 MOUNT PLEASANT

SPALDWICK • PE28 0TG



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AT A GLANCE

- Attractive, established detached bungalow on quiet village lane.
- Occupying an exceptional plot around 0.3 of an acre.
- Backing onto open fields with uninterrupted countryside views.
- Two comfortable double bedrooms and shower room.
- Generous sitting room with dining area.
- Well fitted kitchen/breakfast room and adjacent laundry/utility room.
- Would benefit from general updating and improvement.
- Driveway and off-road parking for several vehicles.
- Large detached double garage.
- Air-source heating and solar panel system.
- Conveniently located for local facilities, school and access to major road and rail links.

This established detached property is superbly positioned down a village lane and enjoys a generous plot extending to around 0.3 of an acre backing onto open fields.

Although requiring some modernisation and updating, the property currently offers spacious and comfortable accommodation including a generous sitting room with dining area, a well-appointed kitchen/breakfast room with double oven and hob, plus a useful laundry/utility room. There are two double bedrooms, both with fitted wardrobes, plus a shower room. The property also features an air-source heat pump and solar panels.

Set back from the road, there is a deep frontage with driveway, extensive additional parking/turning space and a large double garage.



**Peter
Lane**
PARTNERS
EST 1990
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Guide Price £495,000

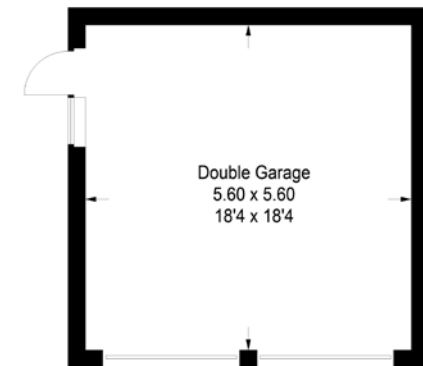
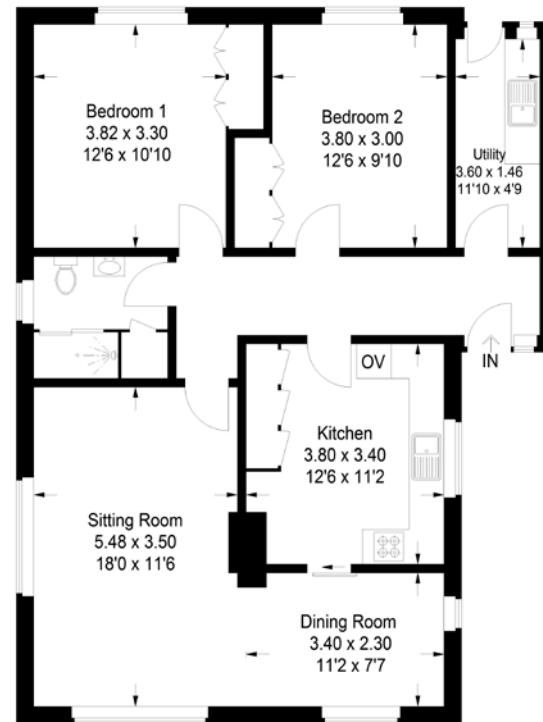
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Approximate Gross Internal Area
 91.6 sq m / 986 sq ft
 Garage = 32.0 sq m / 344 sq ft
 Total = 123.6 sq m / 1330 sq ft

THE VILLAGE

The desirable village of Spaldwick is situated just off the newly upgraded A14 and has a church, primary school with playgroup, an excellent public house and restaurant and service area with petrol station, convenience store, Costa and Greggs. The secondary school for Spaldwick catchment is Hinchbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south, to the upgraded A14 and M11 beyond. An excellent main line commuter train service to London Kings Cross is available at Huntingdon (approx. 7 miles) and St Neots (approx. 12 miles). Bedford is approximately 19 miles and Cambridge 25 miles away. The airports of East Midlands, Stansted and Luton can be reached in just over an hour. Kimbolton, 4 miles to the south provides a variety of shops, eateries and recreational facilities and one of the area's leading public schools. Oundle, Cambridge, Peterborough and Northampton are within commuting distance.



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1186021)

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