

3 GREAT STAUGHTON ROAD

PERTENHALL • MK44 2BA



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AT A GLANCE

- Established family home with unrivalled views over the surrounding rural landscape.
- Set back from the road with generous mature garden and pleasant southerly aspect.
- Approaching 1,300 square feet of well-planned accommodation with four bedrooms, bathroom and shower room.
 - Refitted kitchen/breakfast room with French doors to the garden terrace.
 - Comfortable sitting room with open fire, separate dining/family room.
 - Practical laundry/utility room.
 - Gated entrance and ample off-road parking.

THE PROPERTY

An excellent, established village home with generous yet comfortable accommodation providing exceptional living, entertaining and home working space.

The property is set well back from the road on a delightfully landscaped plot with newly laid flagstone terrace, enjoying a pleasant southerly aspect surrounded by open fields.

A welcoming lobby area provides access to comfortable sitting room with wood floor and open fireplace. The kitchen/breakfast room, which features French doors opening onto the rear garden, has been refitted and offers an array of quality cabinets with ample countertop space, inset ceramic sink and drainer with mixer tap, dishwasher, Neff oven and ceramic hob with extractor hood over. The adjacent utility room has been fitted to compliment the kitchen and is a practical addition with ample counter space, fitted cabinets, central heating boiler, plumbing for washing machine, space for additional appliances and stable door to garden. There is also a shower room on the ground floor, and the dining/family room has windows to front and side, both offering field views.

There are four bedrooms, including three excellent doubles, and a bathroom with three-piece suite.

**Peter
Lane**
PARTNERS
—EST 1990—

Offers Over £450,000

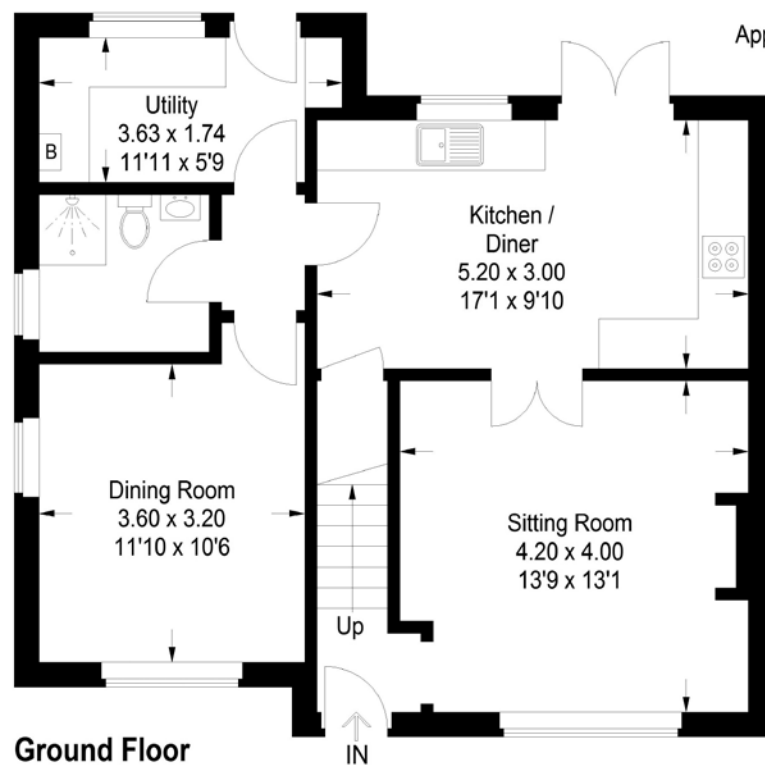
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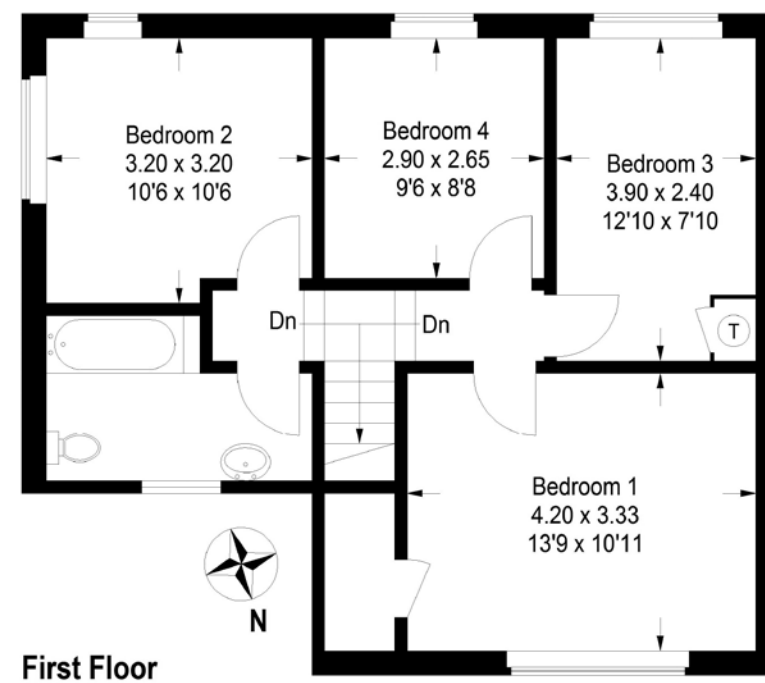


THE VILLAGE

The popular small village of Pertenhall is situated around 2.5 miles south of Kimbolton on the B660. The village boasts an attractive Parish Church. Nearby, is the popular and historic village of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. Dominated by St. Andrews Church to the western end of the High Street and Kimbolton Castle to the east, there is a wide variety of shops and eateries, a supermarket, health centre and dentists surgery, chemist with post office, two pubs and a garage. Conveniently situated for road and rail use, the A14 is about 4 miles to the north; the A1 is 7 miles to the east. Bedford, Huntingdon and St Neots offer mainline stations providing a commuter service to London Kings Cross. The airports of Stansted and Luton can be reached in approximately one hour.



Approximate Gross Internal Area = 119.8 sq m / 1290 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. (ID1061452)
Housepix Ltd



Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099