



14 LITTLECOTES CLOSE

SPALDWICK • PE28 0UL

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AT A GLANCE

- CHAIN FREE – Established detached family home.
- Generous plot with attractive, private gardens.
- Around 1,150 square feet of well-planned accommodation.
- Spacious sitting with patio doors to garden, separate dining/family room.
- Fully refitted kitchen/breakfast room.
- Principal bedroom with range of built-in wardrobes and en suite.
- Three further bedrooms, well-appointed family bathroom and guest cloakroom.
- Deep frontage with driveway/parking and integral garage.
- Sought-after Close convenient for both local facilities and access to major road links.
- Oil-fired central heating – EPC rating D.

THE PROPERTY

This fine detached family home offers around 1,150 square feet of comfortable accommodation for the growing family and those now working from home.

The property is perfectly situated in an attractive village Close with generous gardens and deep frontage providing a driveway with ample parking vehicles and an integral garage.

In brief, the property offers a welcoming reception hall with guest cloakroom, sitting room with patio doors opening onto the garden and a separate dining/family room which could equally serve as a spacious home office. The spacious kitchen/breakfast room is well-appointed with extensive countertop space and a comprehensive range of cabinets, oven and ceramic hob with stainless steel extractor hood and plumbing for dishwasher and washing machine and oil-fired central heating boiler.

There are four comfortable bedrooms on the first floor, including the principal with both built-in wardrobes and en suite, and a well-appointed family bathroom.

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Guide Price £395,000

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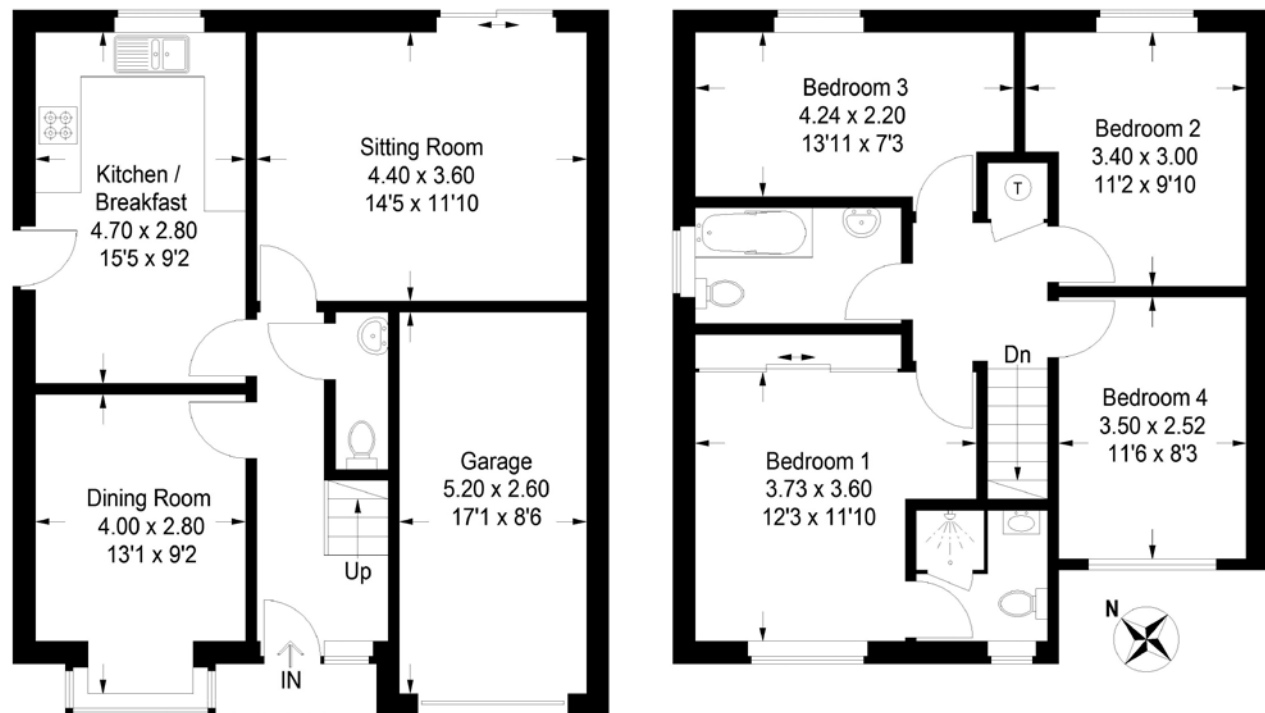




Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 119.5 sq m / 1286 sq ft

LOCATION

The desirable village of Spaldwick is situated just off the recently upgraded A14 and about four miles north of Kimbolton, home to one of the area's leading independent schools. The village has a church, primary school with playgroup, an excellent public house/restaurant and services with petrol station, Little Waitrose, 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, M1/M6 to the west and A14/M11 east. Main line commuter train service to London's 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 a little over an hour.



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. (ID1256456)

Housepix Ltd



BUYERS INFORMATION

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