



School Lane, Alconbury PE28 4EQ

Guide Price £295,000



- Versatile Two/Three Bedroom Accommodation
- Generous Open Plan Living Space
- Large Mature And Private Gardens
- Lovely Covered Outdoor Sitting Space/Veranda
- Single Garaging And Private Driveway
- Close To Village Centre, Shop, Pub And Doctors Surgery
- Desirable Village Location
- Ideally cash buyers only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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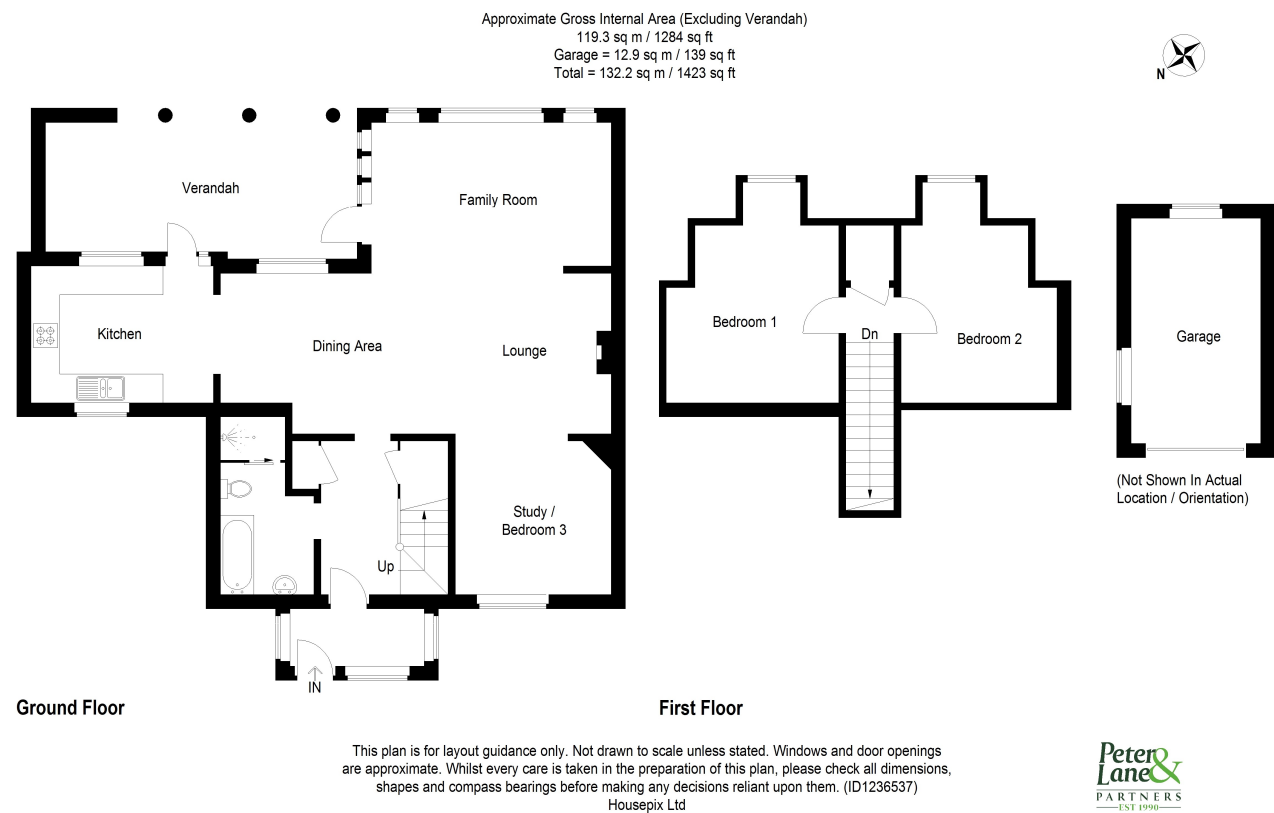
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## UPVC Double Glazed Front Door To

### Entrance Porch

6' 11" x 3' 7" (2.11m x 1.09m)

Of UPVC double glazed construction with panel panel work and internal UPVC door to

### Entrance Hall

10' 9" x 8' 8" into stairwell (3.28m x 2.64m)

Stairs to first floor, cornicing to ceiling, single panel radiator, shelved storage cupboard housing fuse box and meters, understairs storage cupboard, coats hanging area, inner door to

### Family Bathroom

10' 5" x 5' 9" (3.17m x 1.75m)

Fitted in a four piece white suite comprising low level WC, pedestal wash hand basin, panel bath, screened oversized shower enclosure with independent shower fitted over, UPVC window to front aspect, vinyl flooring, chrome heated towel rail, shaver point, full ceramic tiling with contour border tiles, extractor unit.

### Living Room

23' 3" x 10' 11" (7.09m x 3.33m)

UPVC window to rear aspect, double panel radiator, cupboard housing gas fired central heating boiler serving hot water system and radiators, TV point, telephone point, central fireplace with moulded timber surround, fixed display shelving, open access to

### Study

10' 8" x 10' 6" (3.25m x 3.20m)

Formerly **Bedroom 3**, double panel radiator, UPVC window to front aspect, cornicing to ceiling, open plan to

### Family Room

16' 5" x 9' 11" (5.00m x 3.02m)

Picture windows to garden aspect, internal window to **Veranda**, cornicing to ceiling.

### Kitchen

12' 6" x 9' 6" (3.81m x 2.90m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and natural stone tiled surrounds, drawer units and pan drawers, integral electric oven and gas hob with bridging unit and extractor fitted above, appliance spaces, integral one and a half bowl stainless steel sink unit with directional mixer tap, ceramic tiled flooring, single panel radiator, recessed lighting.

### First Floor Landing

Wardrobe with hanging and storage.

## Bedroom 1

15' 5" x 12' 0" (4.70m x 3.66m)

UPVC window to garden aspect, double panel radiator, cornicing to ceiling.

## Bedroom 2

15' 4" x 10' 10" (4.67m x 3.30m)

UPVC window to rear aspect, double panel radiator, cornicing to ceiling. 2.42m ceiling height.

## Outside

There is a well-maintained lawned frontage enclosed by picket fencing with a selection of ornamental shrubs and flower borders with recently re-laid pathways extending to the rear boundary. There is a gravel driveway sufficient for two vehicles accessing the **Garage** with single up and over door, power and lighting. To the rear is a covered terrace/Veranda measuring 21' 4" x 9' 10" (6.50m x 3.00m) with timber pillars and accessing garden terrace with internal door to **Family Room**, this space offers a pleasant covered seating area. The gardens are generous, neatly arranged and pleasantly landscaped with established lawns, a selection of ornamental shrubs, flowering beds and a paved seating area, the garden is subdivided with trellis work and there are two large timber workshops, the garden is enclosed by panel fencing and mature boundaries. To the rear is an area of 'rewilded' garden that can be re-claimed and incorporated into the rear garden if required. Overall a stunning garden with something for every buyer.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

Council Tax Band - B

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