

3 STATION ROAD

TILBROOK • PE28 0JT



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KEY FEATURES

- Established modern semi-detached home.
- Remodelled, updated and improved accommodation approaching 1,550 square feet.
- Refitted kitchen/breakfast room with comprehensive range of cabinets and integrated appliances.
- Dual-aspect reception room with wood burning stove and bi-fold doors to garden.
- Four bedrooms, en suite and family bathroom.
- Useful utility room and guest cloakroom.
- Attractive, pleasantly maturing garden.
- Garage, Off-Road Parking and EV Charging Point (7kw).
- Recently installed air-source heat pump and hot water system.

This fine modern family home has been extensively remodelled and improved by the present owners and features recent upgrades including an air-source heating system with Honeywell touch screen and remote App controls, plus an electric vehicle charging facility.

The generous, dual-aspect living room has both a charming lounge area and ample space for a dining table, plus an attractive fireplace with wood burning stove and bi-fold doors opening onto the delightfully private garden. The kitchen/breakfast room has been recently refitted with stunning array of quality cabinets and integrated appliances, and offers exceptional entertaining space and a delightful seating area overlooking the garden with vaulted ceiling and Velux windows. There is also a practical utility room and guest cloakroom. There are four spacious bedrooms, including the principal which features a refitted en suite shower room, and an additional family bathroom.

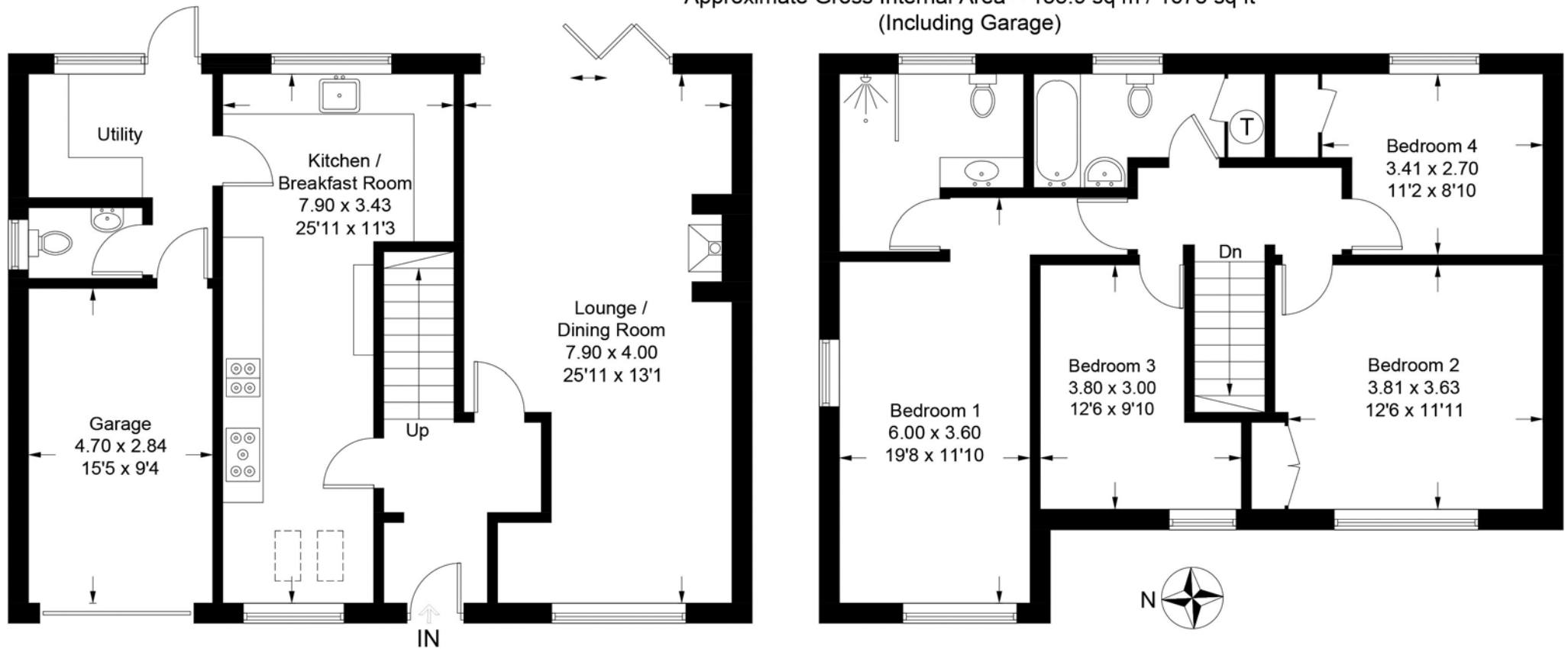


**Peter
Lane &**
PARTNERS
EST 1990

Guide Price £475,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day

Approximate Gross Internal Area = 155.9 sq m / 1678 sq ft
(Including Garage)



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. (ID1002406)
Housepix Ltd

THE VILLAGE

The attractive village of Tilbrook is situated west of Kimbolton on the B645 and benefits from a recently renovated pub/restaurant, Church and recreation ground with children's play area, and is a sociable community with an active village hall and parish council. Conveniently situated for road and rail use, main routes such as the newly upgraded A14, the A1 and A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street has a variety of shops and cafes, dentist and doctor's surgery, chemist with post office, garage and small supermarket. The University City of Cambridge lies less than 30 miles to the east with a Guided 'bus service running from St Ives. Both London Luton and London Stansted are approx. one hour away.



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