



I6 CONSTABLE LEYS

KIMBOLTON • PE28 0JG

16 CONSTABLE LEYS

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AT A GLANCE

- Rarely available modern cottage-style end of terrace.
- Perfectly positioned within walking distance of local schools and amenities.
- Excellent opportunity to update and improve.
- Ideal first time buy, buy to let, Airbnb or downsize.
- Living area with French doors opening onto the garden.
- Kitchen and adjacent dining/breakfast room.
- Two comfortable double bedrooms and bathroom.
- Attractive garden with pleasant southerly aspect.
- Off-road parking.

This is an excellent modern home that will doubtless appeal to a number of potential purchasers, from first-time buyers to downsizers who will want to take advantage of its enviable location within walking distance of local shops and amenities.

The property would perhaps benefit from some updating, but offers surprising spacious and light accommodation, including two comfortable bedrooms and a sitting room with French doors opening onto the delightful garden with pleasant southerly aspect, backing onto the river Kym.

The kitchen features a good range of fitted cabinets, plumbing for washing machine and space for additional appliances, and the first-floor bathroom includes bath with shower over. The property is fully double-glazed.

**Peter
Lane &**
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Guide Price £215,000

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

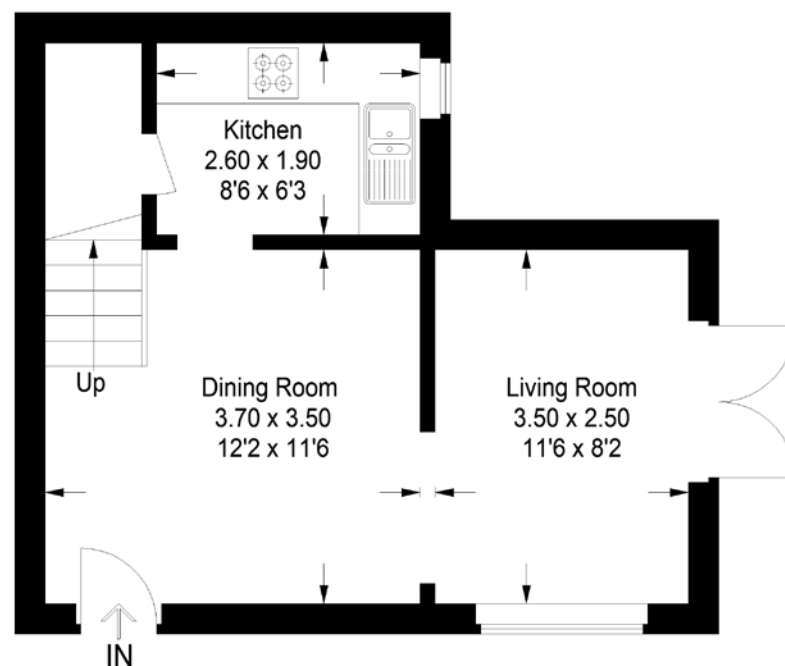




LOCATION

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 boasts a variety of shops and cafes, pub/restaurant, Indian restaurant, chemist, dentist, garage and supermarket. There is also a Health Centre in nearby Hunters Way. Conveniently situated for road and rail use, main routes such as the A1, A428 and recently upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. 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, with East Midlands and Birmingham around 1 hr 15mins.

Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



Ground Floor



First Floor

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. (ID1220828)

Housepix Ltd



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

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