

20 CHURCH END

CATWORTH • PE28 0PB



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KEY FEATURES

- No onward chain.
- Established detached bungalow, set well back from the road.
- Backing onto open fields with south-westerly facing garden.
- Would benefit from general updating and improvement.
- Three comfortable bedrooms.
- Spacious sitting room with wood burning stove and patio doors to the garden.
- Kitchen, refitted shower room and separate WC.
- Conveniently located for access to major road and rail links.

This established detached property is superbly positioned down a village lane and enjoys good size gardens backing onto open fields.

Although requiring some modernisation and updating, the property currently offers comfortable accommodation including three bedrooms, a spacious sitting room with wood burning stove and patio doors opening onto the garden, fitted kitchen, refitted shower room and separate WC.

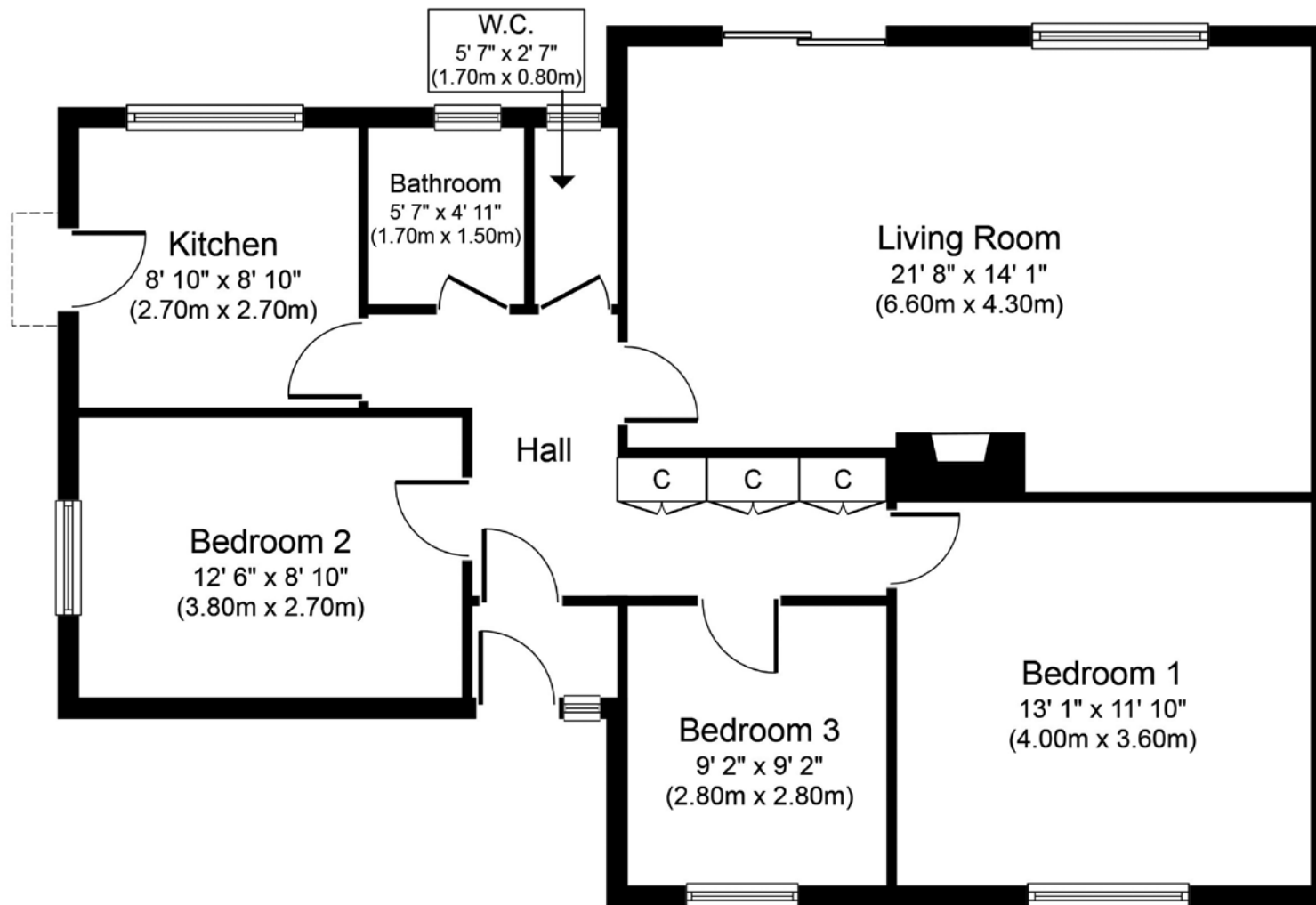
Set back from the road behind a mature hedge boundary, there is a deep, lawned frontage with driveway, ample parking/turning space, detached garage and store shed.

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Approximate Floor Area
889 sq.ft.
(82.6 sq.m.)

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The small rural farming village of Catworth is situated one mile south of the newly upgraded A14 giving excellent access to the A1, M1 and M6. It benefits from a mobile post-office service, Church, service station/garage, large playing field/pavilion with club house, football pitch, cricket pitch, AstroTurf, play area, tennis and basketball court and a thriving village hall with many active community groups such as the Catworth Amateur Theatrical Society, Art Club, Cinema Club, monthly indoor Market, Pop-Up Pub and the Indoor Bowling Group.

Kimbolton, 3 miles to the south provides a variety of shops, eateries and recreational facilities and one of the area's leading public schools. Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance.



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