

THE MAPLES

37 STOW ROAD • SPALDWICK • PE28 0TE





THE MAPLES

37 STOW ROAD • SPALDWICK • PE28 0TE



KEY FEATURES

- Established detached family home on exceptional plot.
- Set back from the road with delightful, south facing garden.
- Extensively remodelled and improved.
- Excellent family accommodation and space for homeworking.
- Sitting room, dining room and versatile family room/home office/bed 4.
- Kitchen with comprehensive range of cabinets.
- Three comfortable bedrooms on first floor.
- Refitted guest cloakroom and family bathroom.
- Double length garage and extensive additional parking.
- Well served village convenient for major road and rail links.



THE VILLAGE

The desirable village of Spaldwick is situated just off the newly upgraded A14 and about four miles north of Kimbolton. The village has a church, primary school with playgroup, an excellent public house and restaurant and services with petrol station, convenience store, Costa, Subway and Greggs. The secondary school for Spaldwick catchment is Hinchingsbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south and to the A14/M11. 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 Stansted and Luton can be reached in approximately one hour.



Peter & Lane
PARTNERS
EST 1990
Town & Country

Offers Over £500,000

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



THE PROPERTY

A fine, established family home attractively situated with open field views across to the village church. The property has been updated and improved by the present owners but still retains the potential to further enlarge and remodel, if required, without encroaching unduly upon the excellent south facing gardens. The current accommodation is ideally suited to growing family, whilst also offering exceptional space for home working with living Room, dining room and versatile third reception room or fourth bedroom with adjacent cloakroom/WC. The first-floor features three comfortable bedrooms and a fully tiled bathroom.

CANOPY PORCH

With light. Timber and glazed front door and side screen to:

ENTRANCE HALL

Quality vinyl flooring, radiator, turning staircase to first floor.

DINING ROOM

Quality vinyl flooring, two radiators, French doors opening onto the rear garden.

Glazed double doors to:

SITTING ROOM

Quality vinyl flooring, attractive stone fireplace incorporating wood burning stove, recessed ceiling downlighters, picture window overlooking the rear garden.

KITCHEN

Well fitted with extensive countertops with splashback tiling, inset one and a half bowl sink with extending mixer tap, and a comprehensive range of lacquered cabinets, appliances to include oven and ceramic hob with stainless steel extractor hood over, washing machine and integrated fridge. Oil-fired boiler, built-in pantry cupboard, quality vinyl flooring, window to front.

SIDE HALL

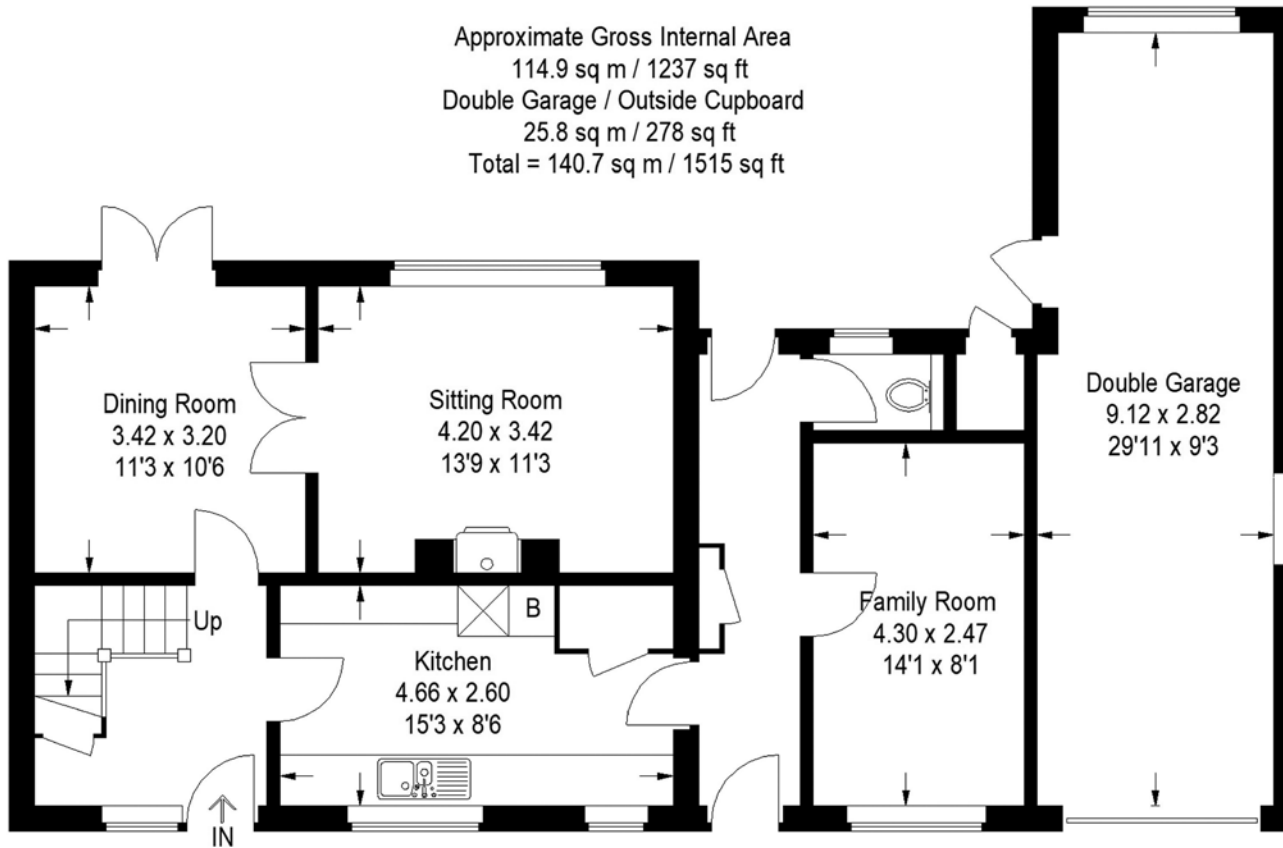
With vinyl flooring, radiator and doors to front and rear.

FAMILY ROOM/HOME OFFICE/ OCCASIONAL BEDROOM

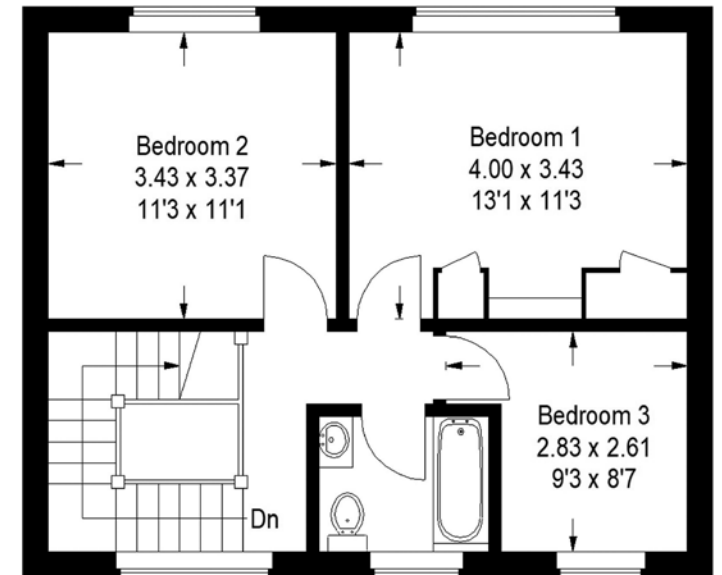
Quality laminate flooring, radiator, recessed ceiling downlighters, window to front.



Approximate Gross Internal Area
 114.9 sq m / 1237 sq ft
 Double Garage / Outside Cupboard
 25.8 sq m / 278 sq ft
 Total = 140.7 sq m / 1515 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. (ID874484)

Housepix Ltd



GUEST CLOAKROOM

White suite comprising close-coupled WC and washbasin. Quality laminate flooring, radiator, window to rear.

FIRST FLOOR LANDING

Window to front elevation.

BEDROOM ONE

Range of wardrobes and full-height mirror with pelmet lighting, radiator, window overlooking the rear garden.

BEDROOM TWO

Radiator, window overlooking the rear garden.

BEDROOM THREE

Radiator, window to front. Shelved airing cupboard.



FAMILY BATHROOM

With fully tiled walls and white suite comprising panelled bath with shower over, vanity washbasin with fitted cupboards and mirror over, close-coupled WC. Radiator, shaver point, vinyl flooring, window to front.

OUTSIDE

The property is set back from the road on an exceptional plot with mature hedge boundary and five-bar gate providing access to the Cotswold stone driveway offering ample parking and turning space. The deep frontage features a shaped lawn with occasional trees and shrubs.

The large, south-facing rear garden has been delightfully and meticulously landscaped with an extensive area of lawn interspersed with a variety of trees and shrubs,



paved patios, seating areas and meandering pathways, shaped and fully stocked borders, ornamental pond, wild garden, greenhouse and secluded deck which takes advantage of the evening sun.

DOUBLE GARAGE

9.12m x 2.82m (29' 11" x 9' 3")

Up and over door, light and power, personal door to garden.



Peter Lane & PARTNERS
EST 1990
Town & Country

move with us
Property, properly.

naea | **propertymark**
PROTECTED

Zoopla


PrimeLocation.com

rightmove 


The Property Ombudsman
SALES


MAYFAIR
office.co.uk

Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.