

5 CONSTABLES LEYS

KIMBOLTON • PE28 0JG



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KEY FEATURES

- Exceptional family home on corner plot in this sought-after location.
- Remodelled and improved accommodation extending to over 1,500 square feet.
- Lounge with fireplace and wood burning stove.
- Separate dining room with French doors opening onto the garden.
- Additional reception room idea as family room/home office.
- Superbly refitted kitchen/breakfast room with hardwood counters.
- Bedroom one with refitted en suite bathroom.
- Three further bedrooms and refitted family bathroom.
- Guest cloakroom and useful laundry/utility room.
- Attractively landscaped gardens and ample off-street parking.

THE PROPERTY

This fine family home has been extensively improved and remodelled by the present owners to offer generous yet comfortable accommodation in a sought-after location within walking distance of local schools and amenities.

The spacious lounge features an imposing fireplace with inset wood burning stove and double doors to a dining room with tiled floor and French doors opening onto the garden. The tiled floor extends into the excellent kitchen/breakfast room which has been fully refitted with hardwood counters and a comprehensive range of quality cabinets and appliances; the adjacent laundry/utility room features a quarry-tiled floor, fitted cabinets and ample space for appliances. The ground floor also offers a guest cloakroom and a useful third reception room, ideal as a family room, home office or occasional bedroom 5.

There are four bedrooms on the first floor, including bedroom one with a refitted en suite, plus a refitted family bathroom.

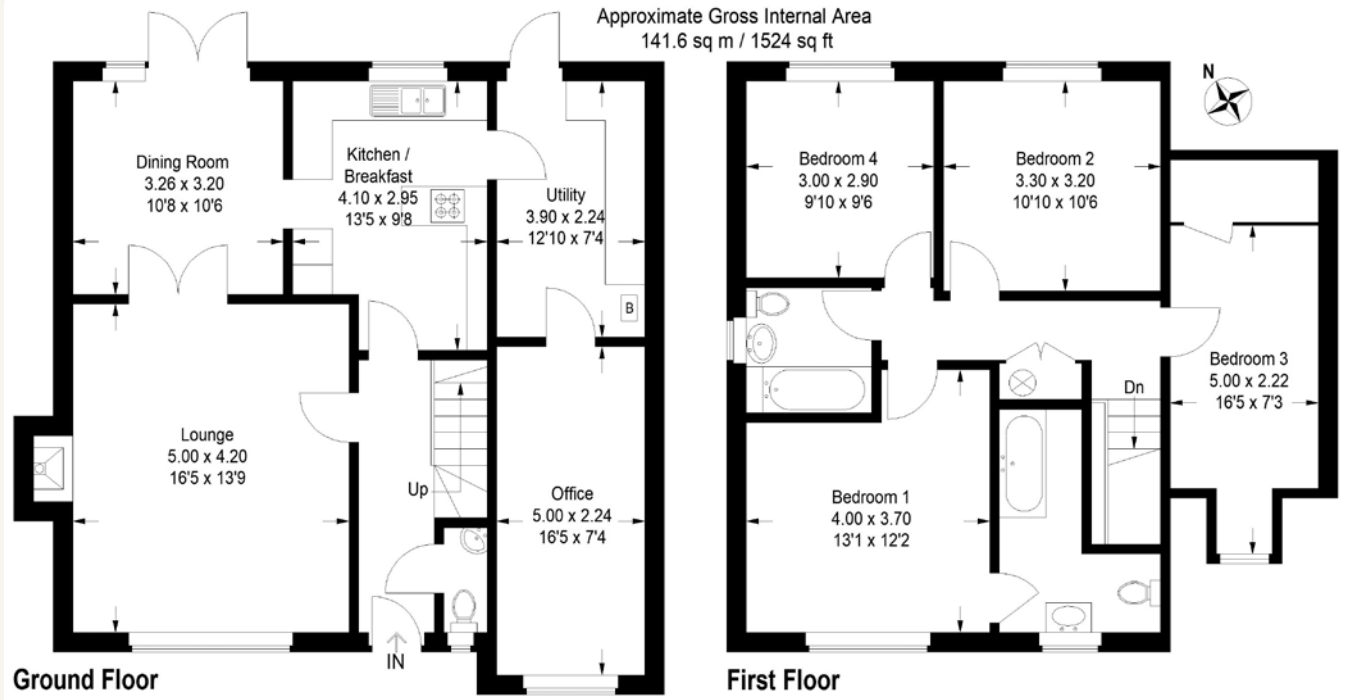
The corner plot offers a fully enclosed rear garden and extensive off-road parking to the front.



**Peter
Lane**
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Guide Price £495,000

Kimbolton branch: 01480 860400
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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. (ID997323)
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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 eateries, a public house, chemist with post office, dentist and health centre, garage and supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the newly 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. The airports of London Luton, London Stansted and East Midlands are all approx. one hour or so away.



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