# St Catherines Court

**1 The Old School House, Church Street, Litlington, Royston, Cambridgeshire, SG8 0QL**

**Freehold £399,500**

COUNTRY PROPERTIES

PART OF HUNTERS

Beautiful two bedroom school style property, large living Room with log burner, fitted kitchen, front and rear gardens and double garage. A must see property, coming to the market with NO UPWARD CHAIN.

- Sought after village
- Large living room with log burner
- Kitchen/dining room
- Front & rear gardens
- Double garage with parking to front
- CHAIN FREE

## Location

LOCATION Located in the highly popular and picturesque parish village of Lillington, Cambridgeshire, the property is just 14 miles from the city of Cambridge and 5 miles from the town of Royston. There are lots of countryside walks and many social activities for all ages to enjoy. There is a traditional village pub serving homemade food and a church dating back to the 13th Century, offering regular services. Litlington also benefits from a pre-school, shops, post office and village hall. Royston mainline train station to Kings Cross in 35 minutes is only 3 miles to the South. The town of Royston offers banks, a library as well as a mixture of high street shops, a Tesco Superstore, an Aldi and M & S Food Hall. There are good road connections with the A1/M at Baldock 6 Miles to the West and the M11 9 miles to the east (approx.). Luton and Stansted Airports are both within 40 minutes drive.

## Entrance

Wooden style front door to:-

## Living Room

22' 1" x 17' 9" (6.73m x 5.41m)
Ornate window to side aspect. Feature window. Log burner. Wooden flooring. Storage cupboard. Storage heaters. Stairs rising to first floor accommodation. Door to:-

## Kitchen/Dining Room

15' 2" x 12' 9" (4.62m x 3.89m)
Storage heater. Tiled flooring. Tiled splash backs. Window to side aspect. Wooden double glazed doors to garden. Selection of wall mounted and base units with work surfaces over. Sink and drainer unit with mixer tap. Built-in induction hob with extractor over. Built-in oven. Built-in microwave. Space and plumbing for dishwasher. Space for fridge/freezer. Integrated washing machine. Ceiling spot lights.

## Cloakroom

Tiled flooring. Tiled splash backs. Low level WC. Wash hand basin with swan neck mixer tap.

# First Floor

## Landing

Storage cupboard. Doors to:-

## Bedroom One

15' 11" x 10' 0" (4.85m x 3.05m)
Large ornate window. Ceiling beam. Large built-in wardrobe. Wooden flooring. Electric heater.

### Bedroom Two

8' 10" x 6' 2" (2.69m x 1.88m)
Velux window. Wooden flooring. Electric heater.

### Bathroom

7' 4" x 6' 4" (2.24m x 1.93m)
Tiled flooring. Velux window. Panelled bath with power shower over, tiled splash back and glass shower screen. Low level WC. Wash hand basin with swan neck mixer tap.

## Outside

### Front

Mainly laid to lawn with mature shrubs and trees. Pathway leading to front porch.

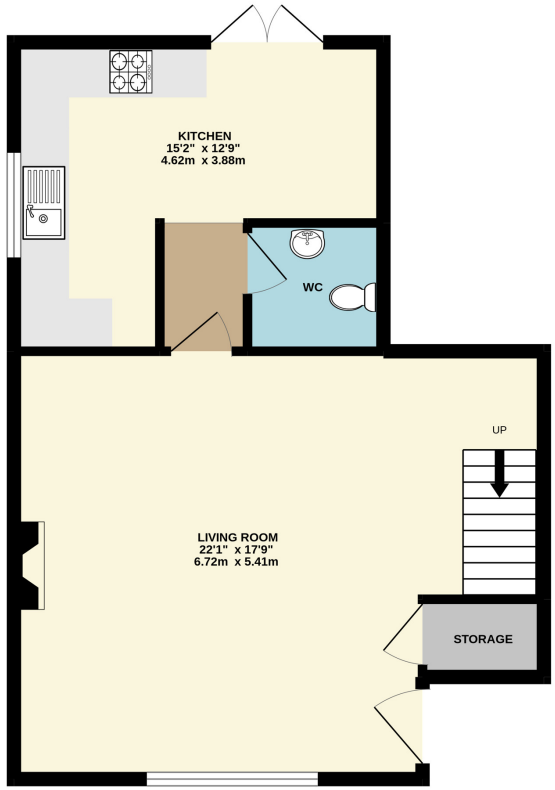
### Rear Garden

Mainly laid to lawn. Shed to side. Paved patio area and pathway. Gated access to rear leading to:-

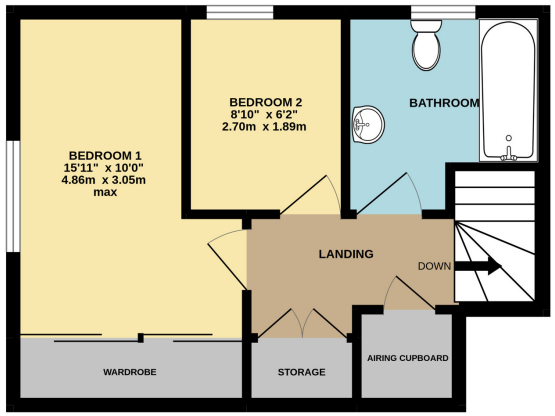
### Double Garage

17' 9" x 18' 7" (5.41m x 5.66m)
Twin up and over doors to front. Eaves storage. Parking to front of garage.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.




1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.




TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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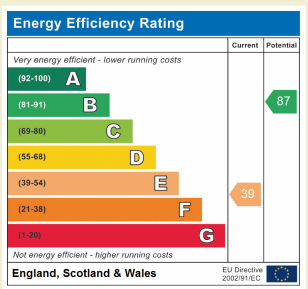


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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