



23 ARAGON PLACE

KIMBOLTON • PE28 0JD

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AT A GLANCE

- Superbly remodelled, upgraded and improved semi-detached home.
- Around 1,080 sq. ft. of comfortable, well-planned accommodation.
- Generous lounge and separate dining/breakfast room.
- Garden room to the rear with extensive glazing and air-conditioning.
- Recently refitted and recrafted kitchen with quality cabinets and appliances.
- Three bedrooms, two remodelled and refitted shower rooms.
- Delightfully private rear garden with pleasant south-easterly aspect.
- Garage and ample off-road parking.
- Solar panel system with inverter.
- Attractive cul-de-sac location within walking distance of local schools, High Street and amenities.

THE PROPERTY

This fine contemporary semi-detached home is perfectly positioned in an enviable location within walking distance of all local shops and amenities, including Kimbolton School.

The property has been extended, remodelled and refreshed by the present owner to offer superbly spacious and light accommodation, along with important upgrades including replacement windows, repositioned exterior boiler, air conditioner, solar panel system and Invictus luxury vinyl flooring throughout the ground floor.

The generous living space is ideal for relaxing or entertaining and features a delightful garden room with extensive glazing and door opening onto the patio. The kitchen has been fully refitted with comprehensive range of cabinets and appliances to include Neff oven and hob; integrated dishwasher, washing machine and fridge/freezer.

There are three excellent bedrooms and two fully refitted bathrooms on the ground and first floors.

**Peter
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Offers Over £400,000

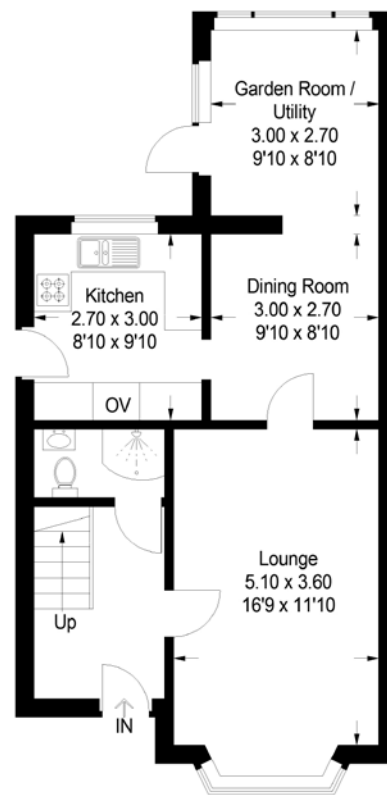
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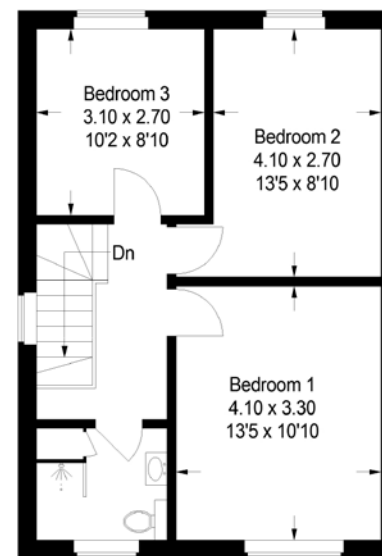
LOCATION

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It offers a variety of shops and cafes, public house/restaurant, Indian restaurant, chemist and dentist, health centre, veterinary practice, garage and supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the recently upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London.

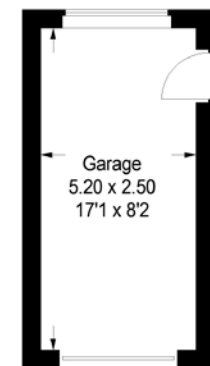


Ground Floor

Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 113.7 sq m / 1224 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1217406)

Housepix Ltd



BUYERS INFORMATION

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