



13 MAURICE CLOSE

KIMBOLTON • PE28 0HD

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AT A GLANCE

- CHAIN FREE.
- Recently refreshed modern semi-detached home.
- Superbly positioned for local schools and facilities.
- Three comfortable bedrooms.
- Well-appointed kitchen with comprehensive range of cabinets and Corian sink.
- Generous lounge with dining area, feature fireplace and patio doors opening onto the garden.
- Family bathroom and ground floor cloakroom for guests.
- Fully enclosed rear garden, ample off-road parking and brick-built shed/cycle store.
- Double glazing and Dimplex Quantum electric heating - EPC rating D.

THE PROPERTY

Ideal for first time buyers, young families and perhaps those looking to downsize without wishing to compromise on quality, this excellent semi-detached home offers comfortable accommodation in an ideal location convenient for local schools and facilities.

The property has been recently refreshed and is presented to a high standard with a welcoming entrance hall and guest cloakroom, generous lounge with ample space for a dining table plus an attractive electric fire and patio doors opening onto the garden deck. The well-proportioned kitchen features a Corian sink, a comprehensive range of cabinets and recessed ceiling downlights. There are three comfortable bedrooms and a well-appointed bathroom.

The excellent garden is fully enclosed and includes lawn and decked area, with parking for two vehicle to the front and a brick-built shed/cycle store.

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Guide Price £315,000

Kimbolton branch: 01480 860400
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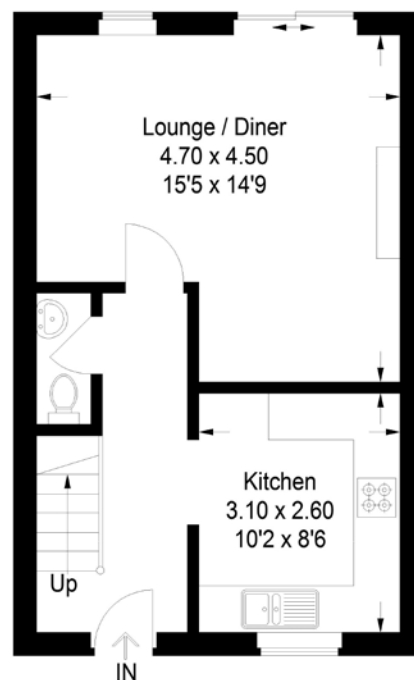


Approximate Gross Internal Area (Excluding Shed)
73.3 sq m / 789 sq ft

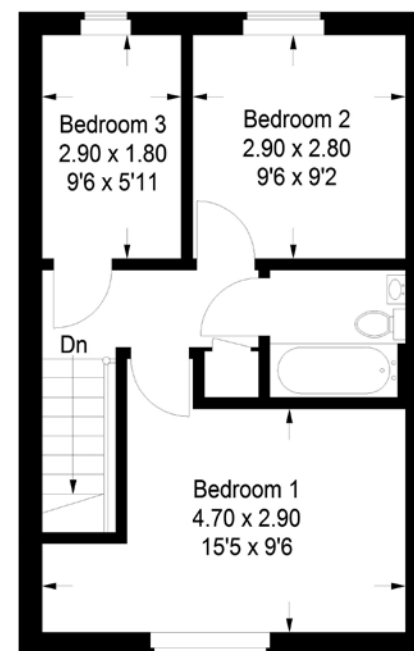
LOCATION

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The excellent facilities include a variety of shops and cafes, public house/restaurant, Indian restaurant, chemist, dentist and doctor's surgery, 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.

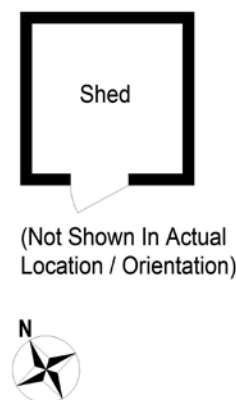
The University City of Cambridge lies less than 30 miles to the east with a guided 'bus service running from St Ives. The airports of London Luton, London Stansted and East Midlands are all approx. one hour or so away.



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. (ID1166956)

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