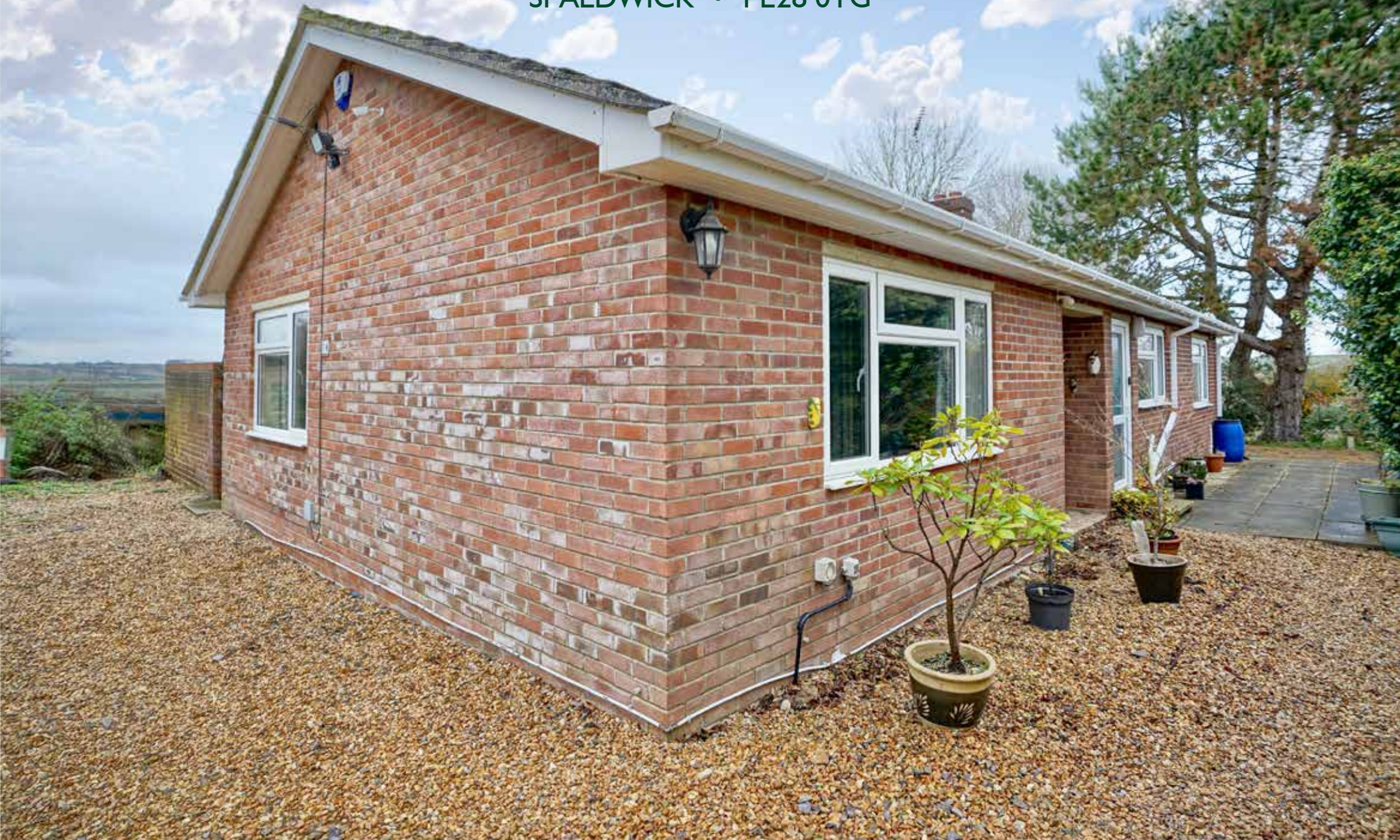


14 MOUNT PLEASANT

SPALDWICK • PE28 0TG



14 MOUNT PLEASANT

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KEY FEATURES

- No onward chain.
- Attractive, established detached bungalow on quiet village lane.
- Occupying an exceptional plot around 0.4 of an acre.
- Backing onto rolling fields with uninterrupted countryside views.
- Two comfortable double bedrooms, en suite and family bathroom.
- Generous sitting room with glazed 'floating corner' overlooking the garden.
- Separate dining area and spacious kitchen/breakfast room.
- Driveway and off-road parking for several vehicles.
- Conveniently located for local facilities, school and access to major road and rail links.
- Would benefit from general updating and improvement.

This established detached property is superbly positioned down a village lane and enjoys a generous plot extending to around 0.4 of an acre backing onto open fields. Although requiring some modernisation and updating, the property currently offers comfortable accommodation including a spacious sitting room with superb glazed 'floating corner' overlooking the delightful gardens, separate dining area, well-fitted kitchen, two double bedrooms, both with fitted wardrobes, plus en suite and family bathrooms. The property also features oil-fired central heating and double glazing. Set back from the road, there is a deep frontage with driveway, ample parking/turning space, and storage shed.

THE VILLAGE

The desirable village of Spaldwick is situated just off the newly upgraded A14 and has a church, primary school with playgroup, an excellent public house and restaurant and service area with petrol station, convenience store, Costa, Subway and Greggs. The secondary school for Spaldwick catchment is Hinchbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south, to the upgraded A14 and M11 beyond. An excellent main line commuter train service to London 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. Kimbolton, 4 miles to the south provides a variety of shops, eateries and recreational facilities and one of the area's leading public schools. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance.

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Guide Price £495,000

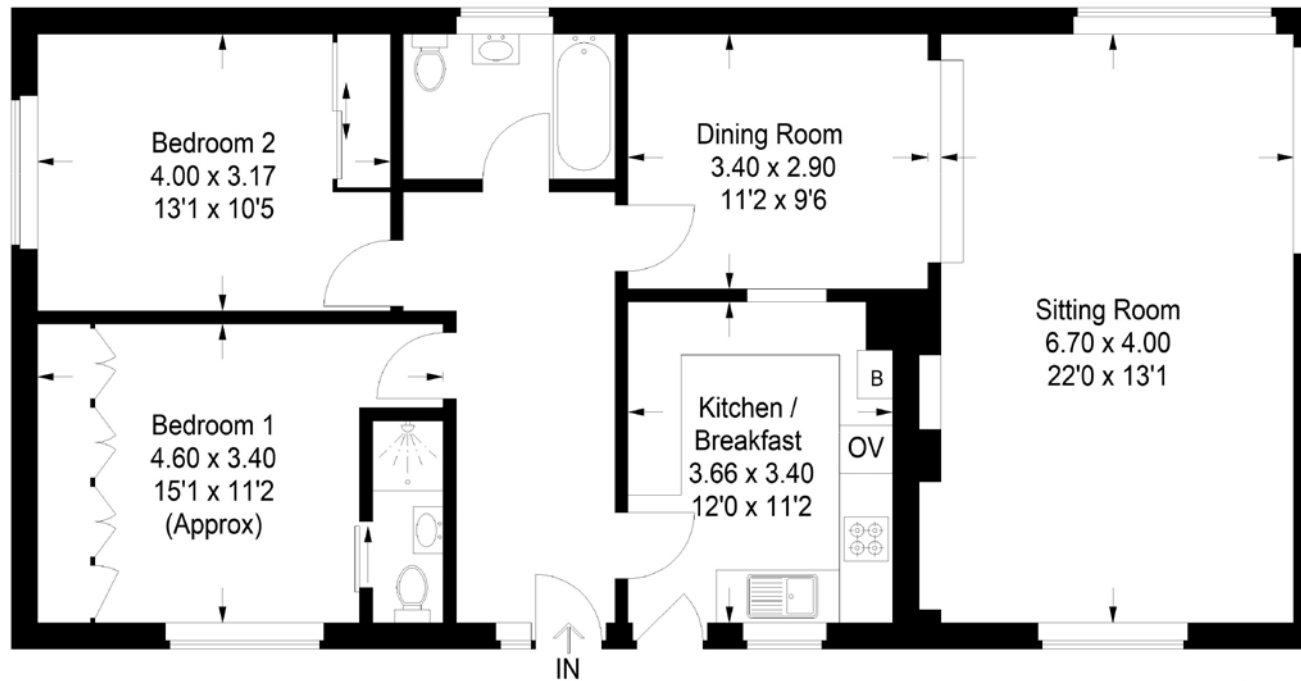
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Approximate Gross Internal Area
95.8 sq m / 1031 sq ft



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. (ID1033080)



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