



# 31 CASTLE GARDENS

KIMBOLTON • PE28 0JE



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## AT A GLANCE

- Remodelled and improved family home in sought-after location.
- Pleasantly maturing garden with south-westerly aspect, backing onto Duchess Walk.
- Four bedrooms including principal with fitted wardrobes and en suite, plus family bathroom.
- Sitting room opening into garden/family room with patio doors to the patio.
- Separate dining room – ideal study/HOME OFFICE.
- Well-appointed kitchen and adjacent breakfast room/utility with French doors to garden.
- Welcoming entrance hall with guest cloakroom.
- Garage and extensive off-road parking.
- Superbly positioned within walking distance of the High Street, local schools and facilities.
- Solar panel system installed – EPC rating

## THE PROPERTY

A remodelled and attractively situated modern family home with a wonderfully spacious interior, ideal for the larger family and those looking for a comfortable home with the added benefit of ample entertaining and home working space.

With over 1,685 square feet of living accommodation, the property features a welcoming entrance hall with guest cloakroom, spacious sitting room and a delightful garden/family room with patio doors leading out to the garden.

There is a separate dining room which is ideal for homeworking and hobbies; the kitchen offers a comprehensive range of cabinets with double oven and hob and the adjacent breakfast/utility room also features French doors which open onto the garden.

Bedroom one has both fitted wardrobes and an en suite shower room and there are three further bedrooms (two excellent doubles) and a family bathroom.

The property is situated on a pleasantly maturing plot with south-westerly aspect, backing onto the Castle grounds and Duchess Walk, with ample off-road parking and garage.



**Peter  
Lane**  
PARTNERS  
EST 1990  
Town & Country

Guide Price £625,000

**Kimbolton branch: 01480 860400**  
www.peterlane.co.uk Web office open all day every day



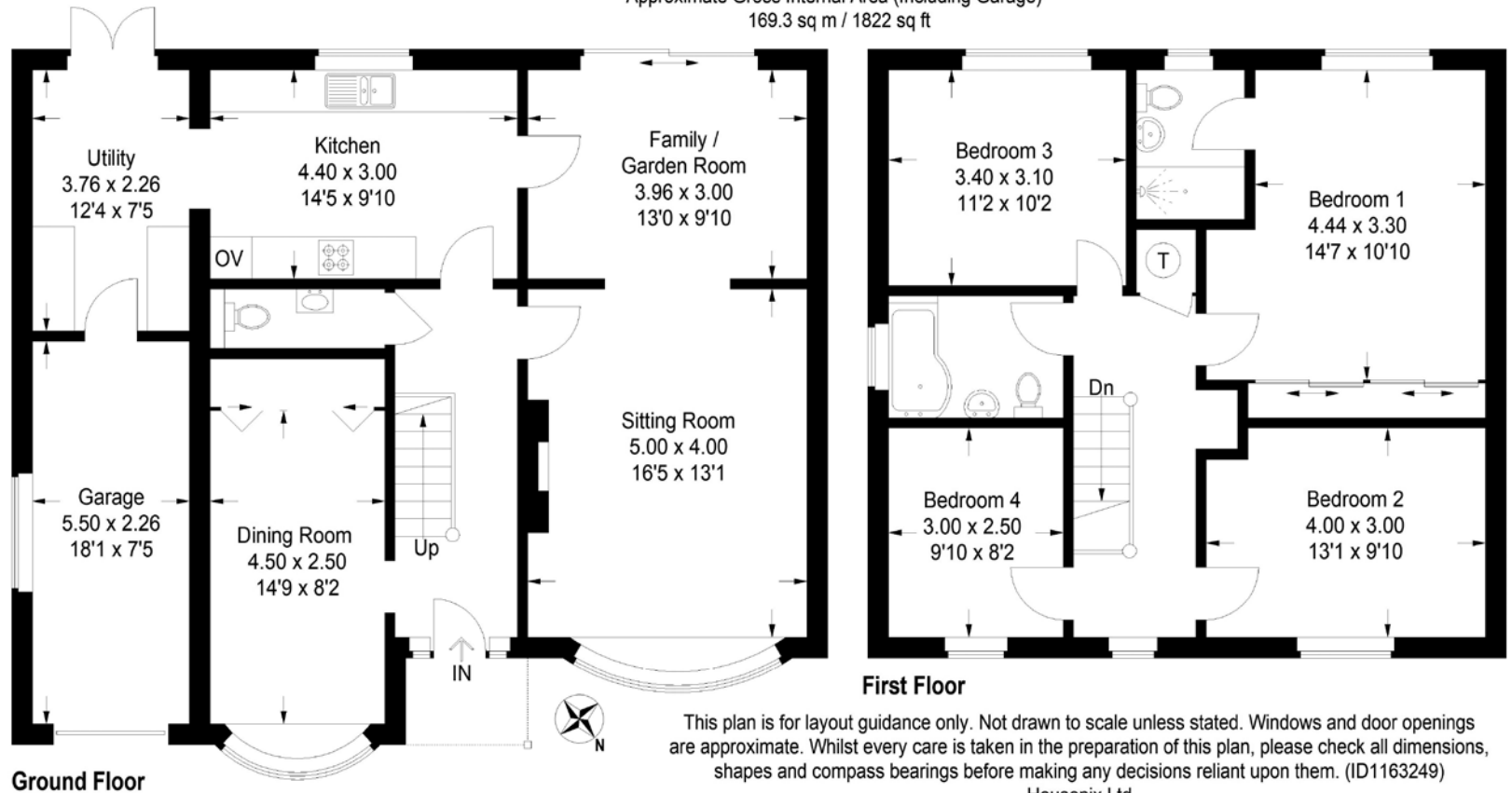
## MARKET TOWN

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.

Approximate Gross Internal Area (Including Garage)

169.3 sq m / 1822 sq ft







Huntingdon	Kimbolton	Mayfair Office
60 High Street	6 High Street	Cashel House
Huntingdon	Kimbolton	15 Thayer St, London
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