



5 ST ANDREWS COURT

KIMBOLTON • PE28 0BF



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AT A GLANCE:

- Extended, Remodelled and Upgraded Detached Family Residence.
- Offering over 2,450 Square Feet of Accommodation for the Discerning Buyer.
- Four Reception Rooms offering Exceptional Space for Entertaining and Homeworking.
- Refitted Kitchen/Breakfast Room with Quality Cabinets, Integrated Appliances and Aga.
 - Delightful Garden Room Overlooking the South Facing Garden.
 - Principal Bedroom with Dressing Room and En Suite Shower Room
- Bedroom Two with En Suite, Two further Comfortable Bedrooms and Family Bathroom.
 - Welcoming Reception Hall with Guest Cloakroom.
 - Double Garage and Additional Parking.
 - Cul De Sac location, Convenient for Local Facilities and Schools.

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, a public house, Indian restaurant, chemist and dentist, health centre, 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.



Peter & Lane
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Guide Price £675,000

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THE PROPERTY

A generously proportioned modern residence, well-positioned in a traffic-free cul-de-sac and conveniently located for the area's excellent schools, local facilities and for access to nearby commuter routes.

The property has been recently extended, remodelled and improved to offer over 2,450 square feet of high-quality accommodation, featuring fabulous living/entertaining space and that all-important homeworking provision with a ground floor study and bedroom for currently configured as a home office.

In brief, the layout comprises a welcoming reception hall with guest cloakroom, four reception rooms including sitting room with attractive stone fireplace and wood burning stove and a generously proportioned, fully refitted kitchen/breakfast room which opens onto the delightful south-facing garden room. There are four comfortable bedrooms on the first floor, including the superb principal bedroom with dressing room and en suite. Bedroom two also features an en suite and there is an additional, well-appointed family bathroom. The property also features a double garage with electrically operated door. Heating via efficient air-source heat pump.

ACCOMMODATION IN BRIEF:

Composite entrance door with fanlight providing access to the welcoming reception hall with tiled flooring, guest cloakroom and turning staircase to the first-floor galleried landing.

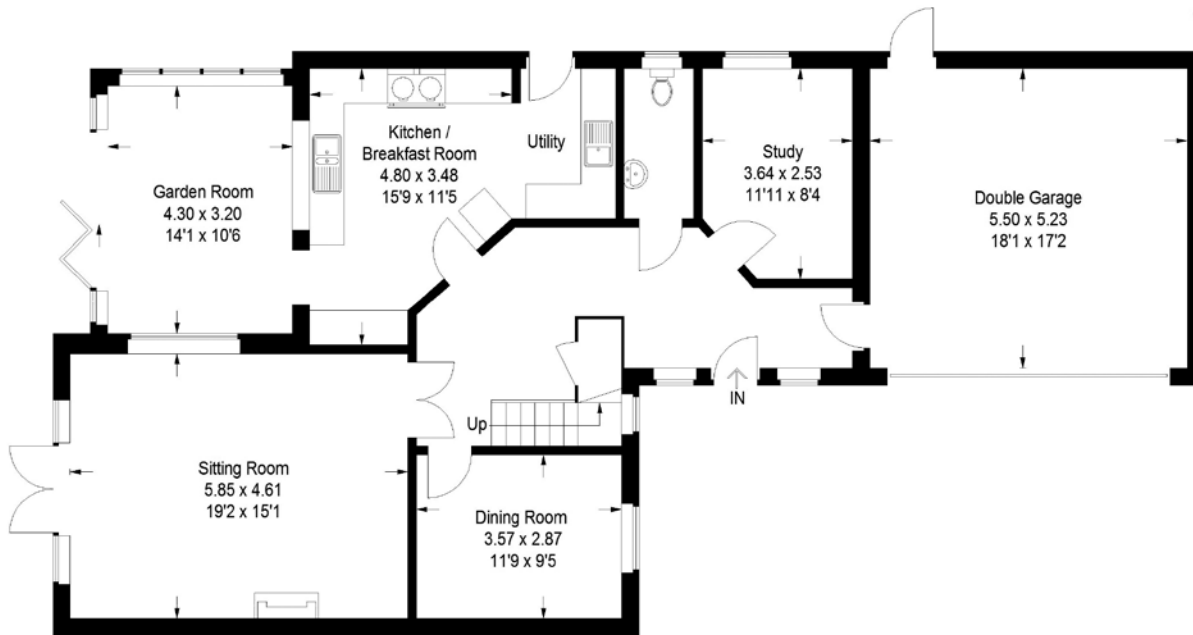
Tiled flooring extends into both the well-crafted, fully bespoke kitchen/breakfast room and the delightful garden room, which is a fine focal point of the house with its vaulted ceiling, underfloor heating, extensive glazing and bi-folding doors onto the garden terrace offering an excellent opportunity for indoor/outdoor entertaining.

The kitchen area provides a comprehensive array of quality cabinets with 'Minerva' stain, scratch and heat-resistant counters and upstands, and is fully equipped with a range of appliances to include electric Aga, separate ceramic hob with extractor over, microwave, dishwasher, washing machine, 'fridge and freezer. Undercounter mounted sink with mixer tap, concealed lighting and recessed ceiling downlights, door to side garden.

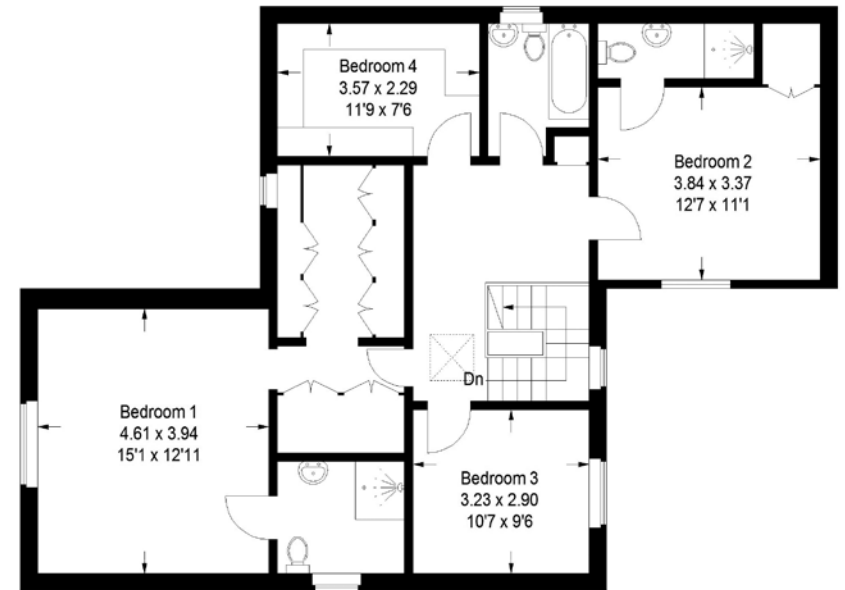
The generous sitting room features an attractive stone fireplace incorporating a wood burning stove and French doors opening onto the garden. There is a separate dining room for more formal occasions and, for those needing even more space, an additional, useful study/snug.



Approximate Gross Internal Area (Including Double Garage)
228.3 sq m / 2457 sq ft



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. (ID1138001)
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The first-floor galleried landing provides access to four bedrooms, including the exceptional principal bedroom with a fully fitted dressing room and tiled en suite comprising double shower enclosure, vanity unit with washbasin and storage cabinets and close-coupled WC.

Bedroom two also features a double built-in wardrobe and en suite shower room making it an ideal guest room, and bedroom four is currently configured as a home office with a range of fitted furniture by Neville Johnson, including desk unit, storage and shelving. The well-appointed family bathroom suite comprises a panelled bath with shower over, wall-hung vanity unit and close-coupled WC.

OUTSIDE

The property occupies an attractive corner plot with driveway providing parking space and access to the pantiled double garage.

Undoubtedly, one of the property's highlights is its secluded outdoor entertaining and amenity space, with paved terrace extending across both the side and rear, neat area of artificial lawn and pleasantly maturing trees and shrubs, providing every opportunity to enjoy the delightful southerly aspect. There is a substantial timber shed, log store, outside lighting and water supply.

There is a rear gate to the open wooded green area to the rear which leads to the river Kym and offers a pathway providing alternative access to Thrapston Road and the High Street.

DOUBLE GARAGE

5.50m x 5.23m (18' 1" x 17' 2")

Electric up and over door, light and power, personnel door.



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St Neots

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