



WOODBROOK

SHELTON ROAD • SHELTON • PE28 0NW

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KEY FEATURES

- Established Detached Home in Sought-After Hamlet.
- Generous, Mature and Secluded Gardens Backing onto Countryside.
- Sitting Room/Diner with Glazed Doors Opening onto the Garden.
- Well-Fitted Kitchen and Utility Area.
- Principal Bedroom with En Suite Shower Room.
- Three Further Bedrooms and Refitted Family Bathroom.
- Guest Cloakroom.
- Garage and Ample Off-Road Parking.
- Peacefully Located yet Convenient for Schools and Major Road and Rail Links.

THE PROPERTY

This fine, established family home is well-positioned within a sought-after hamlet, surrounded by wonderful open countryside.

The property is set back from the road, fronting a generous plot with delightfully secluded, south-westerly facing gardens and offers approaching 1,250 square feet of comfortable accommodation with the potential to remodel and extend, subject to the relevant permissions.

In brief, Woodbrook comprises entrance hall with guest cloakroom, dual aspect sitting room with ample space for a dining table, feature fireplace and French doors opening onto the garden, a spacious kitchen with a comprehensive range of cabinets, along with an adjacent utility area. There are four bedrooms on the first floor, including the principal with a recently refreshed en suite, along with a refitted family bathroom.

A five-bar gate provides access to the front garden with parking, and there is additional off-road parking and a garage with electric roller door. The rear garden is fully secluded and delightfully landscaped with full-width paved patio and pathways, formal lawn, well stocked shrub and rose borders, mature trees, ornamental lighting and gravelled side garden with retaining wall, occasional shrubs, timber shed and outside tap.

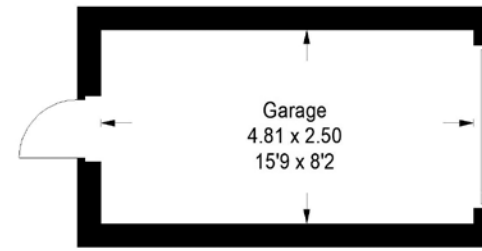


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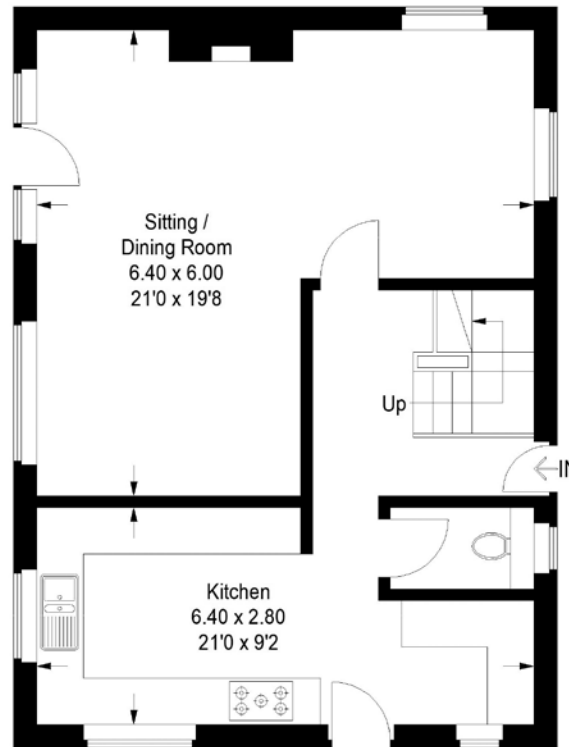
Guide Price £650,000

Kimbolton branch: 01480 860400
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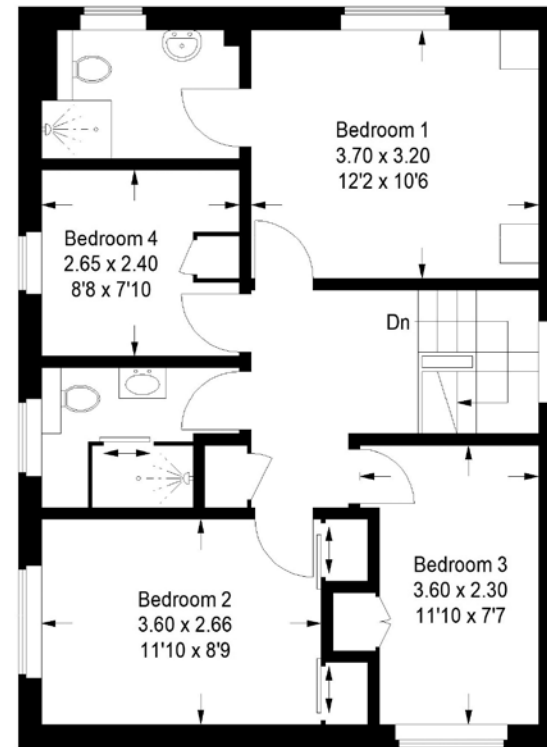
Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 127.5 sq m / 1372 sq ft



(Not Shown In Actual
Location / Orientation)



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. (ID994705)

Housepix Ltd

THE VILLAGE

Shelton is a rural village on the Bedfordshire/Cambridgeshire border. Rushden Lakes shopping centre is 10 miles away and provides a variety of shops and eateries, nature walks and a marina. Bedford is 14 miles away and has rail links to St. Pancras International in 47 minutes. Wellingborough and St. Neots are both within 30 minutes' drive and have services to St Pancras or London Kings Cross in under an hour. The property is within the Sharnbrook Academy catchment area and is 5.5 miles from Kimbolton, with its facilities and schooling.



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