



27 CONSTABLES LEYS

KIMBOLTON • PE28 0JG



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KEY FEATURES

- Refreshed and improved family home in this sought-after location.
- Generous accommodation extending to over 1,800 square feet.
- Well-enclosed rear gardens with pleasant southerly aspect.
- Lounge with Inglenook style open fireplace.
- 19 ft. separate dining/family room with glazed doors opening onto rear garden.
- Kitchen/breakfast room with comprehensive range of cabinets and glazed doors to garden.
- Principal bedroom with refitted en suite bathroom.
- Four further bedrooms, including guest room with en suite, plus refitted family bathroom.
- Guest cloakroom and useful laundry/utility room.
- Double garage and ample off-road parking.

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street is a scene of constant activity and boasts a wide variety of shops and eateries, chemist with post office, dentist, garage and small supermarket. There is also a Health Centre in nearby Hunters Way. Conveniently situated for road and rail use, main routes such as the A1, A428 and newly 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. Both London Luton and London Stansted are approx. one hour away, with East Midlands and Birmingham around 1hr 15mins.



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Price £650,000

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This fine family home has been attractively improved and updated to offer comfortable and well-presented accommodation, situated in an attractive cul-de-sac and conveniently located for local schools and amenities.

Ideal for the extended family and those now working predominantly from home, the property offers five bedrooms, including bedroom one with a range of fitted wardrobes and refitted en suite. The second bedroom also features fitted wardrobes and a shower room en suite, and there is a spacious and fully refitted family bathroom.

The sitting room features an inglenook-style fireplace and there is a second spacious and versatile reception room with French doors opening onto the south facing garden. The well-proportioned kitchen has been upgraded with granite overlay counters, has ample space for a dining/breakfast table and also French doors opening onto the garden. In addition, there is a useful laundry/utility room and a guest cloakroom.

The integral double garage provides excellent potential for additional accommodation, subject to the required permissions.

CANOPY PORCH

Composite, part-glazed front door and outside light.

ENTRANCE HALL

Karndean flooring, radiator, recessed ceiling downlighters. Stairs to first floor.

GUEST CLOAKROOM

Slate counter with washbowl, mixer tap and tiled splashback, close-coupled WC. Karndean flooring, radiator, extractor.

SITTING ROOM

Walk-in bay to front, brick fireplace recess with tiled hearth and bressummer, two radiators, wall light points. Double doors opening into:

DINING/FAMILY ROOM

Karndean flooring, two radiators, wall light points. Glazed double doors opening onto the garden patio.

KITCHEN/BREAKFAST ROOM

Features extensive countertops with granite overlay and a comprehensive range of fitted cabinets, inset one and a half bowl sink and drainer with mixer tap and tap for filtered water, contrasting splashback tiling, fitted Neff double oven and ceramic hob with extractor hood, plumbing for dishwasher and space for additional appliances. Karndean flooring, recessed ceiling downlighters, radiator, window to rear and glazed double doors opening onto garden patio.

LAUNDRY/UTILITY

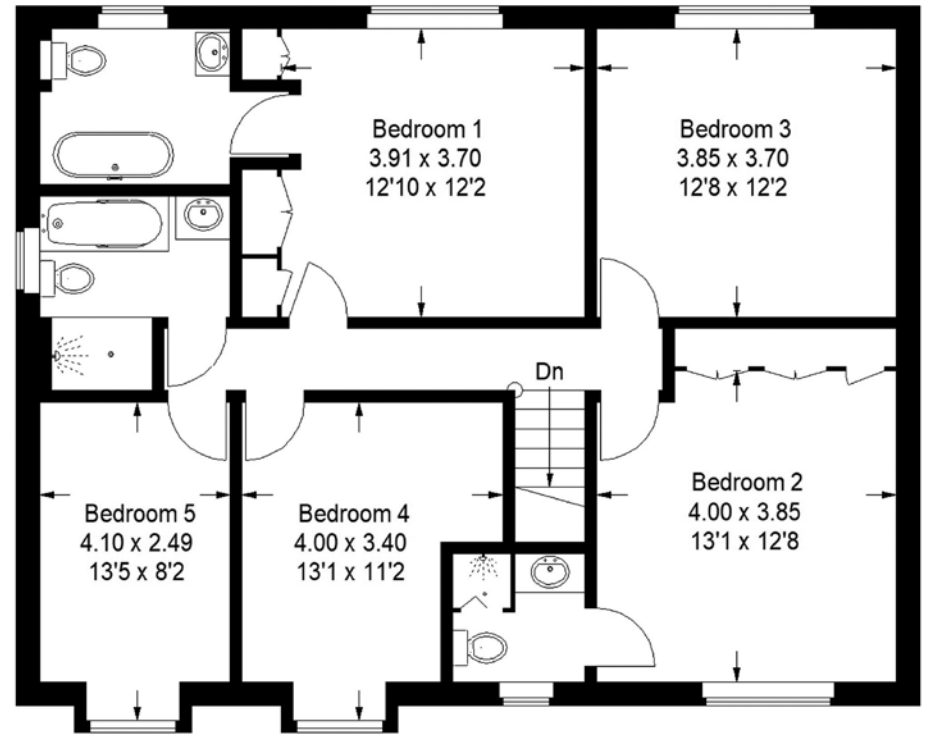
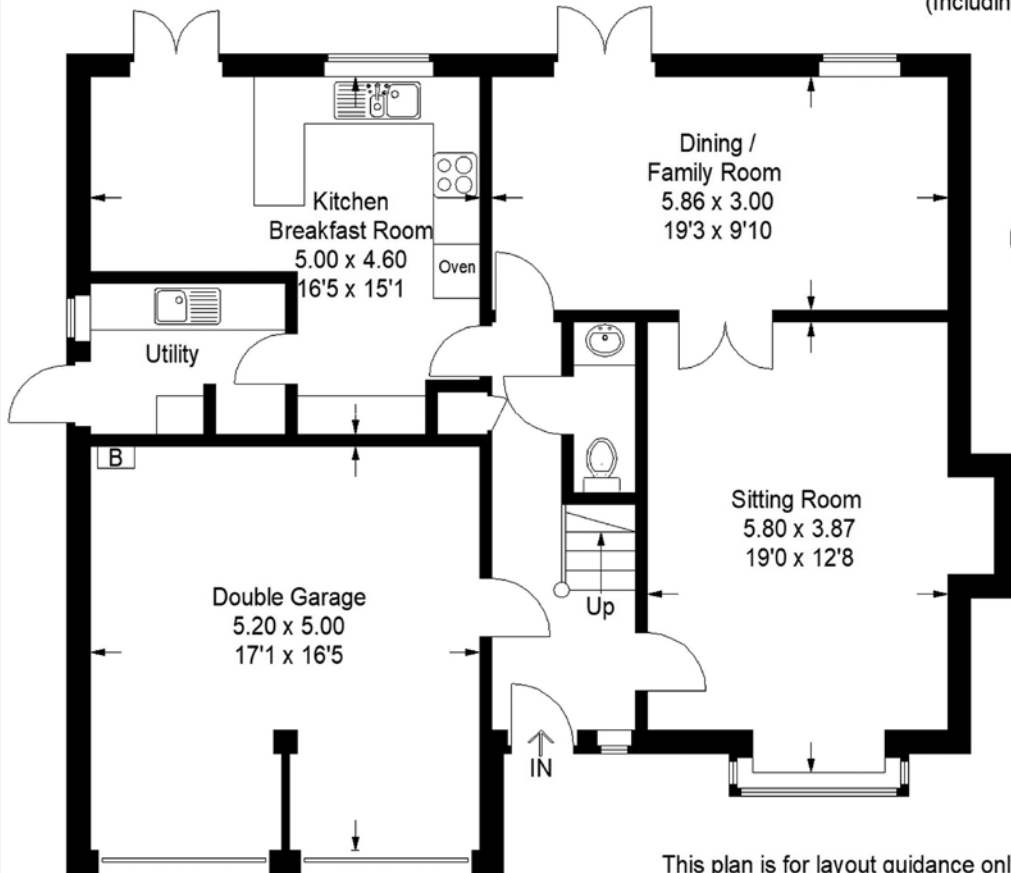
Counter with inset sink and drainer, mixer tap, plumbing for washing machine, range of fitted cabinets, radiator, glazed door to side garden.

FIRST FLOOR LANDING

Access to part-boarded attic space with ladder.



Approximate Gross Internal Area = 196.3 sq m / 2113 sq ft
(Including Double Garage)



First Floor

Ground 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. (ID906202)
Housepix Ltd



BEDROOM ONE

Range of fitted wardrobes, radiator, window to rear.

REFITTED EN SUITE BATHROOM

Suite comprising free-standing double-ended bath with bespoke timber cradles, mixer taps, shower fitting and fully tiled surround, vanity unit with washbasin and fitted cabinet, close-coupled WC. Shelved recess with mirror, tiled floor and splash tiling to half-height, radiator, extractor and window to rear.

BEDROOM TWO

Range of fitted wardrobes, radiator, window to front.

EN SUITE SHOWER ROOM

Suite comprising shower enclosure with recently replaced shower unit, tiled counter with inset washbasin and mirrored cabinet, close-coupled WC. Karndean flooring and splash tiling to half-height, radiator, extractor and window to front.



BEDROOM THREE

Radiator, window to rear.

BEDROOM FOUR

Radiator, window to front.

BEDROOM FIVE

Radiator, window to front.

REFITTED FAMILY BATHROOM

Remodelled and refitted in 2019 with suite comprising panelled bath, tiled double shower enclosure with glazed screen, vanity unit with wash basin and storage cabinet, close-coupled WC. Karndean flooring and tiling to half-height, radiator/towel rail, recessed ceiling downlighters, window to side.



OUTSIDE

The property is set back with a wide frontage, laurel hedging and gravelled driveway, with a paved pathway leading to the front door. Gated side access and pathway to the attractive rear garden, fully enclosed by fencing and enjoying a pleasant southerly aspect, with full-width paved terrace, lawn with ornamental beds and borders and a variety of mature shrubs. Outside cold-water supply.

DOUBLE GARAGE

Twin up and over doors, light and power, oil-fired central heating boiler, personal door.

ADDITIONAL NOTES:

Windows and exterior doors were replaced in 2016.

We understand that all internal ceilings have been replastered.



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