



# I FULLER CLOSE

SPALDWICK • PE28 0YU



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## AT A GLANCE

- Superbly extended detached family home with delightfully private garden.
- Perfectly situated overlooking open green and play area in attractive village Close.
- Approaching 1,600 square feet of well-planned accommodation.
- Sitting room, dining room and study/home office.
- Excellent 24ft family/garden room with vaulted ceiling and extensive glazing.
- Fully refitted kitchen/breakfast room and adjacent utility.
- Principal bedroom with built-in wardrobes and en suite.
- Three further bedrooms, two with built-in wardrobes; well-appointed family bathroom and guest cloakroom.
- Deep frontage with driveway/parking and integral garage.
- Walking distance of local school and facilities, excellent access to major road links.
- Oil-fired central heating – EPC rating D.

## THE PROPERTY

This fine detached family home offers approaching 1,600 square feet of spacious and comfortable accommodation, ideal for the growing family and those looking for homeworking/hobbies facilities and generous space for indoor/outdoor entertaining.

The property is perfectly situated in an attractive village Close, fronting an open green and play area, set back from the road with deep frontage providing driveway with ample off-road parking and access to the garage.

In brief, the property offers a welcoming reception hall with guest cloakroom, sitting room with double doors into the dining room which in turn opens to the excellent garden/family room featuring vaulted ceiling with Velux windows and glazed doors opening onto the garden. The refitted kitchen/breakfast room is well-appointed with extensive countertop space and a comprehensive range of cabinets, Corian sink, double oven and ceramic hob with stainless steel extractor hood, fridge/freezer, integrated dishwasher and recessed ceiling downlighters. The utility room has been fitted to complement the kitchen and also features plumbing for washing machine, space for dryer and an oil-fired central heating boiler. There are four comfortable bedrooms on the first floor, including the principal with both built-in wardrobes and en suite, and a well-appointed family bathroom.

**Peter  
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Guide Price £490,000

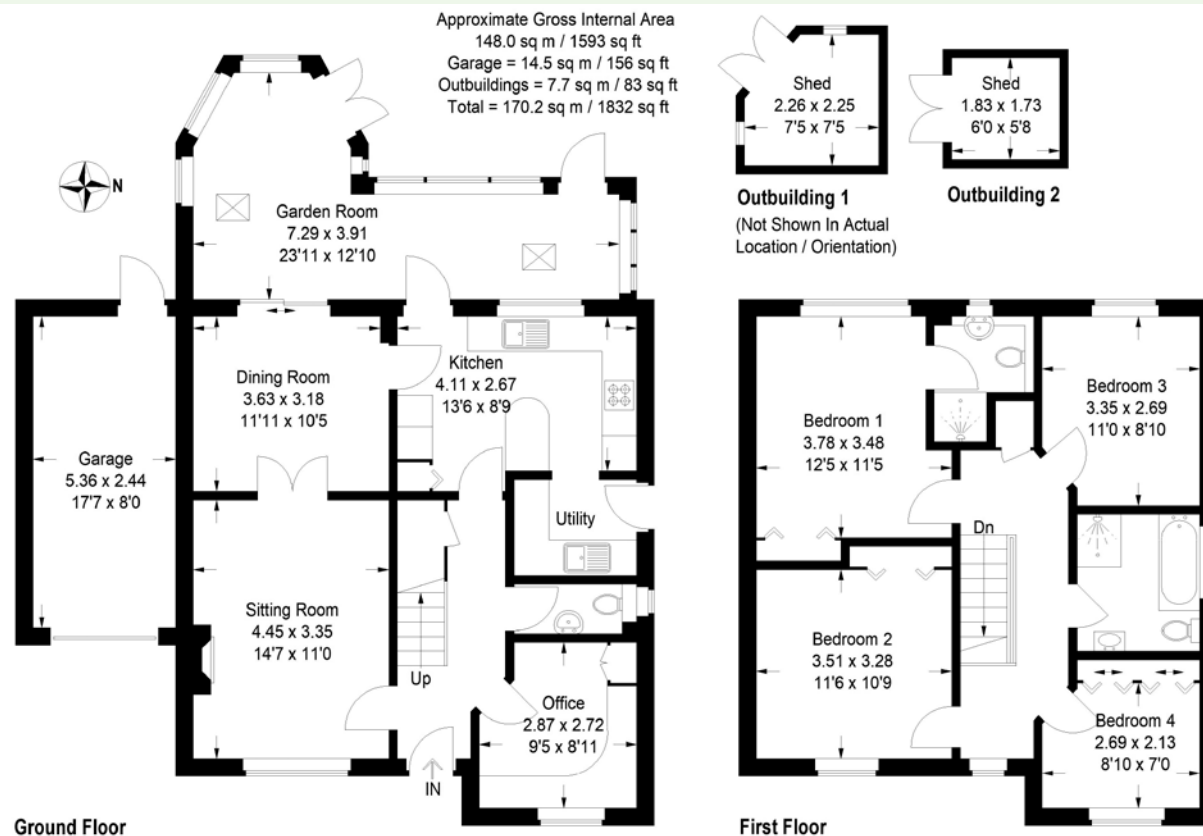
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## LOCATION

The desirable village of Spaldwick is situated just off the recently upgraded A14 and about four miles north of Kimbolton, home to one of the area's leading independent schools. The village has a church, primary school with playgroup, an excellent public house/restaurant and services with petrol station, Little Waitrose, Costa and Greggs. The secondary school for Spaldwick catchment is Hinchingsbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south, M1/M6 to the west and A14/M11 east. Main line commuter train service to London's 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 East Midlands, Stansted and Luton can be reached in a little over an hour.



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. (ID1261859)  
 Housepix Ltd





## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

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### Kimbolton

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