

I ARAGON PLACE

KIMBOLTON • PE28 0JD



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KEY FEATURES

- Outstanding family home in this sought-after location.
- Corner plot with generous gardens not overlooked to the rear.
- Adaptable accommodation approaching 1,500 square feet.
- Four bedrooms plus family room/bedroom 5 with en suite shower room.
- Sitting room and separate dining room.
- Kitchen/breakfast room with comprehensive range of fitted cabinets.
- Guest cloakroom and useful laundry/utility room.
- Full central heating and Georgian-style double glazing.
- Garage and extensive off-street parking.

THE PROPERTY

This well-appointed family home has been improved and remodelled over the years to now offer around 1,500 square feet of comfortable accommodation with ample space for the growing family and those now working from home.

The property occupies a delightful corner plot with generous, attractively landscaped gardens which are not overlooked to the rear.

A double-glazed porch provides access to the reception hall with tiled floor, electrically operated blinds and guest cloakroom. The sitting room features a large picture window to the front and opens into the separate dining room which has double doors leading to the rear garden. There is a versatile third reception room, currently used as a studio/bedroom 5, which features an en-suite shower room and would make an excellent home office.

The spacious kitchen offers a comprehensive range of quality cabinets, extensive countertop space including breakfast bar, and integrated appliances to include dishwasher, double oven, ceramic hob with extractor hood and recessed ceiling downlighters. In addition, there is a useful laundry/utility room.

There are four bedrooms on the first floor, all of which feature fitted blinds, with two and three enjoying superb views over open fields, and a fully tiled bathroom. There is an extensive block-paved area to the front proving parking for several vehicles and access to the garage.

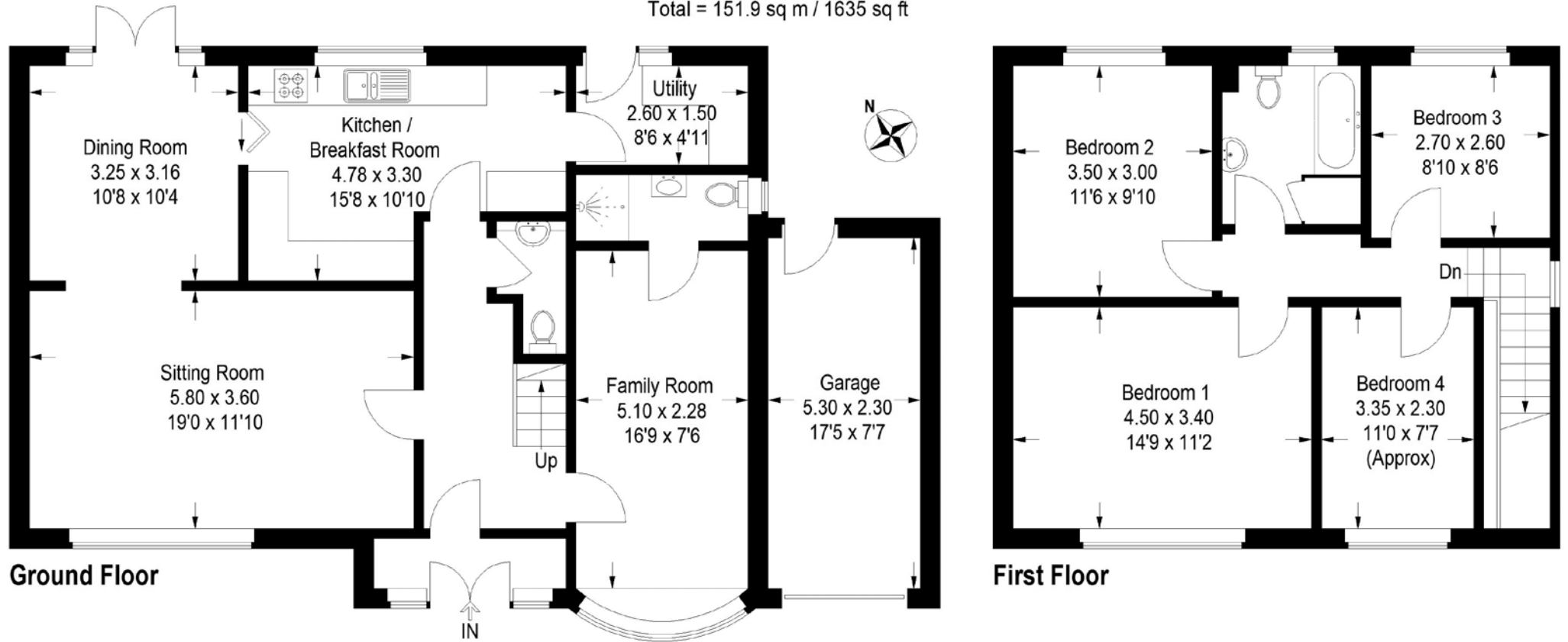


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Guide Price £585,000

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Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 151.9 sq m / 1635 sq ft



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. (ID971613)

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THE VILLAGE

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, two pub's, chemist with post office, dentist and health centre, garage and small supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the 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.



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