



# 12 ARAGON PLACE

KIMBOLTON • PE28 0JD

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## KEY FEATURES

- Established detached family home in attractive and sought-after location.
- Convenient for local facilities and access to major road and rail links.
- Three comfortable bedrooms, all with wardrobes.
- Refitted kitchen with comprehensive range of cabinets.
- Living room with glazed door to garden and opening to separate dining room.
- Ground floor shower room and first floor bathroom.
- Generous corner plot with pleasant south-westerly aspect.
- Tandem garage/workshop/store and ample off-road parking.

## THE PROPERTY

This established property is well-positioned on an attractive corner plot which is not overlooked to the rear and will certainly appeal to those looking to move into a less urban environment, whilst remaining close to important local facilities and major road and rail links. The property also features a recently refitted kitchen, full double glazing and quality vinyl flooring throughout the ground floor.

There is a front canopy porch and hardwood front door to the welcoming entrance hall with cloakroom/shower. The spacious living room has a glazed door with glazed side screens opening onto the garden with extending sun-canopy over, and archway to the separate dining room. The well-proportioned kitchen has been recently refitted and offers extensive countertop space, a comprehensive range of cabinets and appliances to include oven, hob, extractor and dishwasher.

There are three comfortable bedrooms, including two excellent doubles with a range of fitted wardrobes, plus a bathroom and shower room.

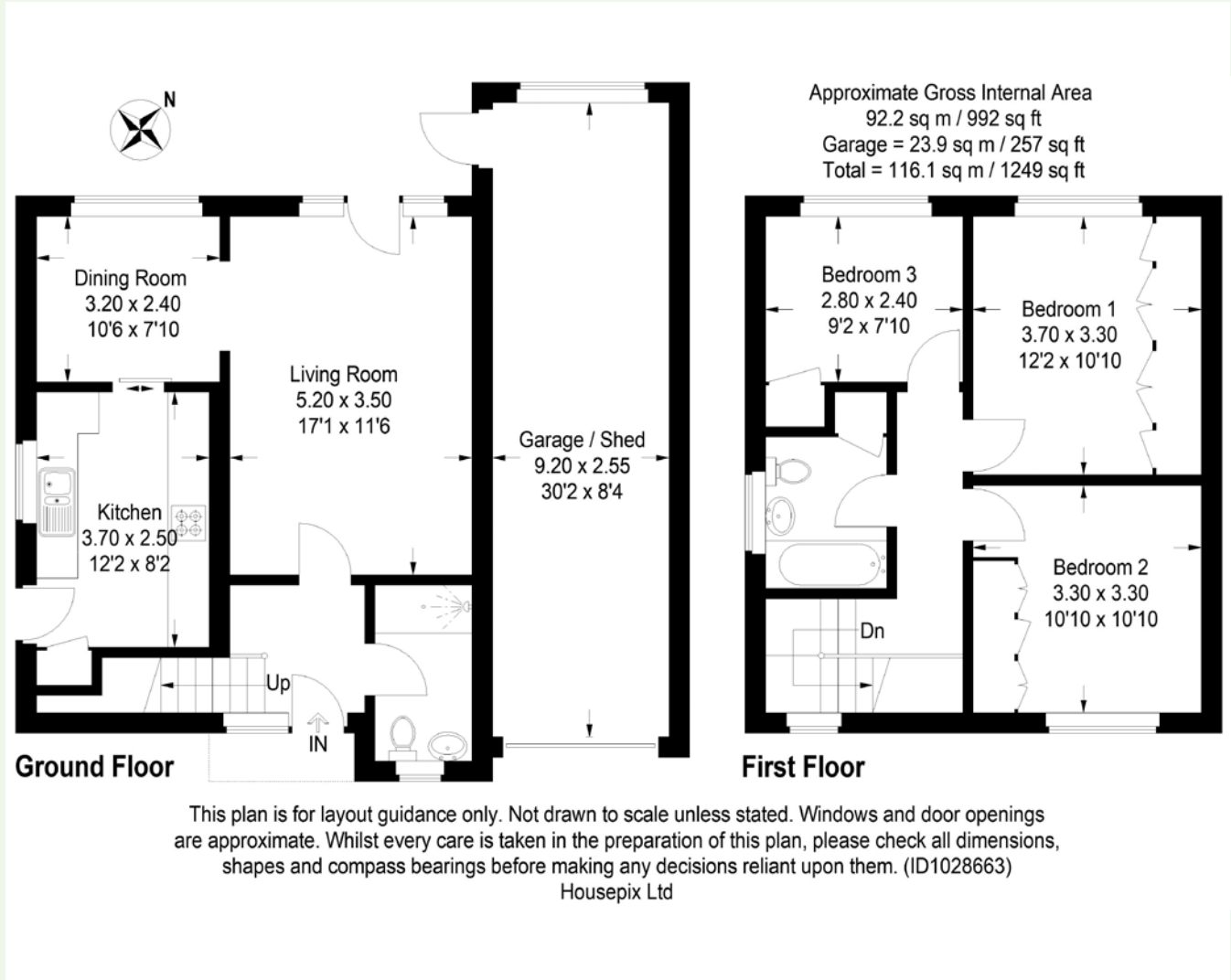
The property is set back from the road with neat lawned frontage, hedging and mature trees with a driveway providing ample parking and access to the tandem garage. Gated access to the generous rear garden, laid to lawn with occasional shrubs and patio areas with sun canopies.



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Guide Price £425,000

**Kimbolton branch: 01480 860400**  
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### KIMBOLTON

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 boasts a variety of shops and eateries, a public house, chemist, dentist and health centre, garage and supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and 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 one hour or so away.



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