





- \*\*OPEN DAY SATURDAY 26TH APRIL 2025\*\*
- Over 1,800 sq ft Of Accommodation
- Stunning Lake And Woodland Views
- Prime Development Or Re-Furbishment Opportunity
- Beautifully Positioned Family Residence
- Generous Gardens And Driveway
- Walking Distance Of Hinchingsbrook Hospital, Schools And Railway Station
- Desirable Village Location



**UPVC Glazed Panel Door To**

**Entrance Porch**

10' 4" x 3' 8" (3.15m x 1.12m)  
Ceramic tiled flooring, UPVC window to front aspect, wall light point, glazed internal door to

**Entrance Hall**

15' 0" x 10' 7" into stairwell (4.57m x 3.23m)  
UPVC window to side aspect, understairs storage cupboard, stairs to first floor, wall light points, parquet flooring.

**Cloakroom**

Ceramic tiled flooring, coats hanging area, inner door to

**WC**

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, internal window to **Entrance Porch**, wall light points, radiator, ceramic tiled flooring.

**Sitting Room**

12' 9" x 12' 9" (3.89m x 3.89m)  
A light double aspect room with UPVC windows to front and side aspects, double panel radiator, TV point, telephone point, central tiled fireplace with display hearth and sill, coving to ceiling, parquet flooring.

**Dining Room**

15' 9" x 12' 9" (4.80m x 3.89m)  
A light double aspect room with UPVC window to side and sliding double glazed patio doors to garden terrace, serving hatch to **Kitchen**, double panel radiator, coving to ceiling, parquet flooring.

**Kitchen/Breakfast Room**

12' 7" x 10' 5" (3.84m x 3.17m)  
UPVC window to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and ceramic hob with bridging unit and extractor fitted above, single drainer one and a half bowl stainless steel sink unit with directional mixer tap, appliance spaces, drawer units, double panel radiator, larder cupboard, vinyl floor covering.

**Walk-In Pantry**

Shelving, UPVC window to garden aspect, ceramic tiling.

**Utility Room**

8' 10" x 6' 7" (2.69m x 2.01m)  
Glazed door to side aspect, fitted in a range of base units with work surfaces and tiling, appliance spaces, double panel radiator, internal door to

**Garage**

18' 4" x 9' 3" (5.59m x 2.82m)  
Electrically operated roller security door, window to side aspect, power and lighting.

**Boot Room**

6' 5" x 5' 5" (1.96m x 1.65m)  
Appliance spaces, work surfaces, extractor, Dimplex wall heater, fuse box and master switch.

**First Floor Galleried Landing**

Access to insulated loft space.

**Bedroom 1**

13' 5" x 12' 0" (4.09m x 3.66m)  
A light double aspect room with UPVC windows to side and rear aspects, double wardrobe with hanging and storage.

**Bedroom 2**

12' 10" x 12' 9" (3.91m x 3.89m)  
A light double aspect room with UPVC windows to front and side aspects, single panel radiator, double wardrobe range with hanging and storage.

**Bedroom 3**

10' 6" x 8' 10" (3.20m x 2.69m)  
UPVC window to front aspect, single panel radiator.

**Family Bathroom**

10' 6" x 6' 2" (3.20m x 1.88m)  
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, full ceramic tiling, wall light point, radiator incorporating towel rail, UPVC window to garden aspect.

**Walk-In Airing Cupboard**

7' 7" x 6' 0" (2.31m x 1.83m)  
Wall mounted Vaillant gas fired central heating boiler serving hot water system and radiators, fixed display shelving, window to side aspect, vinyl floor covering.

**Outside**

The property stands in large mature and private grounds. The frontage is primarily lawned with ample parking provision and turning circle, the front garden is stocked with a selection of mature trees and shrubs enclosed by a combination of brick walling and mature evergreen hedging. The rear garden has an extensive elevated paved terrace, a large selection of ornamental shrubs and trees, an established rockery, an expanse of lawn enclosed by a combination of post and rail fencing with established hedgerow boundaries offering stunning field, lakeside and woodland views over Hinchingsbrook Country Park.

**Tenure**

Freehold  
Council Tax Band - D

