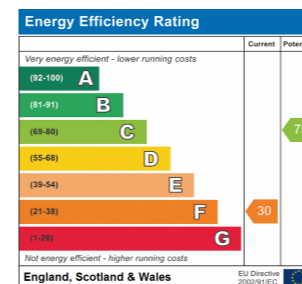




1 Hill Top Cottage, Alconbury Hill, Alconbury Weston PE28 4JG Guide Price £250,000



- Established Character Semi Within Semi Rural Position
- Three Bedrooms
- Re-Fitted Shower Room
- Kitchen, Utility And Boot Room
- Large Mature Gardens In Excess Of 130' In Length
- Private Driveway Sufficient For Three Vehicles
- Positioned On The Edge Of This Desirable Village Location
- Stunning Field Views



**Peter Lane**  
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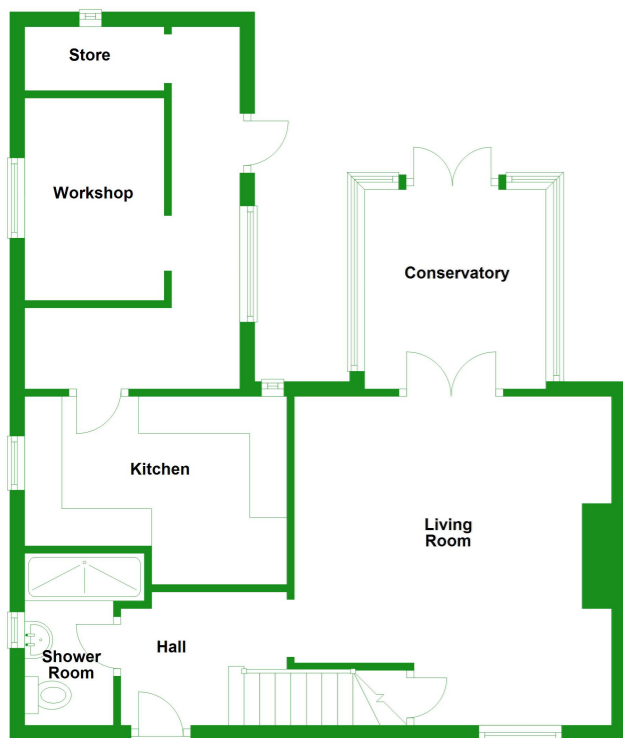
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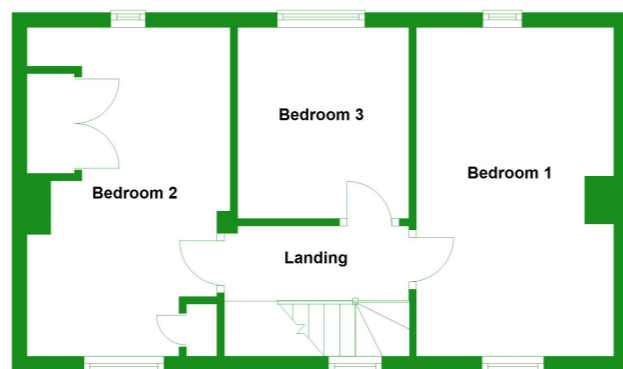
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**Ground Floor**  
Approx. 56.0 sq. metres (603.3 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.5 sq. feet)



**Stained Glass UPVC Double Glazed Front Door**  
Window to front aspect.

**Entrance Hall**  
7' 3" x 6' 3" (2.21m x 1.91m)  
Double panel radiator, stairs to first floor.

**Shower Room**  
7' 7" x 3' 11" (2.31m x 1.19m)  
Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over and Dolphin boarding, UPVC window to side aspect, full ceramic tiling, heated chrome towel rail, ceramic tiled flooring.

**Kitchen**  
11' 2" x 8' 2" (3.40m x 2.49m)  
Fitted in a traditional range of base and wall mounted cabinets with complementing work surfaces and tiling, glass fronted display cabinets, drawer units, electric cooker point, corner shelf display unit, single drainer stainless steel sink unit with mixer tap, UPVC window to side aspect, ceramic tiled flooring, UPVC door to

**Boot Room**  
16' 1" x 9' 6" (4.90m x 2.90m)  
Appliance spaces, UPVC door and window to side aspect, wall light points, composite floor covering, inner door to

**Utility Room**  
9' 2" x 6' 3" (2.79m x 1.91m)  
UPVC window to side aspect, appliance spaces, base unit, storage, vinyl floor covering.

**Brick Built Store**  
6' 3" x 2' 7" (1.91m x 0.79m)  
Window to rear aspect, vinyl floor covering.

**Sitting Room**  
14' 9" x 14' 1" (4.50m x 4.29m)  
UPVC window to front aspect, two double panel radiators, under stairs storage cupboard, central feature fire place with moulded timber surround, tiled hearth and inset wood burner, wall light points, TV point, telephone point, cornicing to ceiling, glazed internal double doors access

**Conservatory**  
9' 6" x 9' 2" (2.90m x 2.79m)  
Of brick based UPVC double glazed construction, double poly carbonate roofing, wall light points, French doors to garden terrace to the rear, custom fitted blinds included, ceramic tiled flooring.

**First Floor Galleried Landing**  
UPVC window to front aspect.

**Bedroom 1**  
14' 5" x 8' 6" (4.39m x 2.59m)  
A double aspect room with UPVC window to front and UPVC window to rear aspect both enjoying stunning views, double panel radiator.

**Bedroom 2**  
14' 5" x 9' 2" (4.39m x 2.79m)  
A light double aspect room with UPVC windows to front and rear aspects, double panel radiator, double cupboard housing combi gas fired central heating boiler (LPG) and additional cupboard, coving to ceiling.

**Bedroom 3**  
8' 6" x 7' 3" (2.59m x 2.21m)  
UPVC window to rear aspect, double panel radiator.

**Outside**  
The front garden is primarily lawned stocked with a variety of ornamentals and rose beds. Parking provision is for up to three vehicles. The garden is enclosed by a combination of mature hedgerow and Laurel screening. The rear garden measures approximately 131' x 40' (40.06m x 11.99m) and is mature and private, heavily stocked with a selection of ornamental, deciduous, evergreen shrubs and, ornamental trees, a pleasant seating area, fruit trees and the terrace is laid to slate beds with an ornamental pond and outside lighting. The gardens extend to the side with further areas of lawn with mature boundaries stocked with Laurels and evergreens with storage for LPG bottles.

**Tenure**  
Freehold  
Council Tax Band - A  
The property is serviced by a Septic Tank.  
Central Heating is services by LPG gas.

