



24 CONSTABLES LEYS

KIMBOLTON • PE28 0JG

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KEY FEATURES

- Remodelled and Extended Semi-Detached Home.
- Excellent Location within Walking Distance of High Street and Amenities.
- Around 955 Square Feet of Comfortable Accommodation.
- Generous Main Living Area and Well-Appointed Kitchen.
- Three Comfortable Bedrooms and Bathroom.
- Garage Conversion Providing Excellent Family Room/ Home Office/Bedroom Four.
- Attractive, Pleasantly Maturing Garden with Southerly Aspect and Gated Rear Access.
- Off-Road Parking.
- Solar Panel System - EPC rating

THE PROPERTY

This semi-detached home is perfectly positioned in an enviable location within walking distance of local shops and amenities, including Kimbolton School.

The property has been extended and remodelled and now offers around 955 square feet of spacious and light accommodation, along with a delightful garden with pleasant southerly aspect.

The superb open plan living space has been further enhanced with the addition of a conservatory/sun lounge with glazed door opening onto the rear garden with pleasant southerly aspect. For those requiring even more space, the garage has been converted into a useful family room/home office but could also be used as a fourth bedroom. The well-appointed kitchen features an oven and hob, plumbing for washing machine and space for additional appliances. There are three comfortable bedrooms – two with wardrobes - and a bathroom on the first floor.



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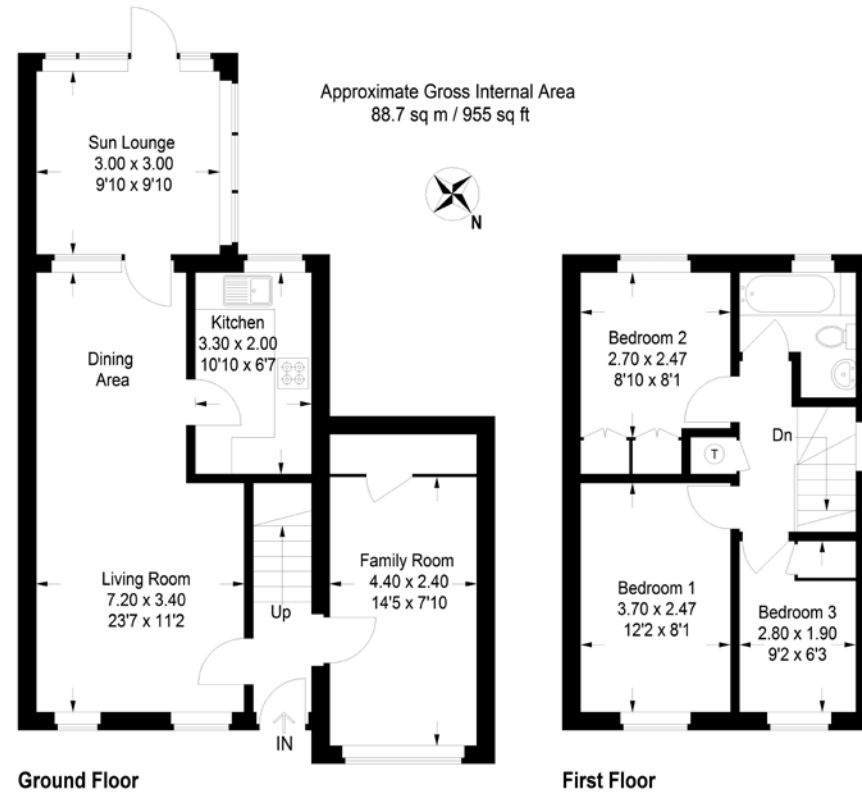
Guide Price £350,000

Kimbolton branch: 01480 860400
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THE MARKET TOWN

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 cafes, pub/restaurant, Indian restaurant, chemist, dentist, garage and supermarket. There is also a Health Centre in nearby Hunters Way. 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. Both London Luton and London Stansted are approx. one hour away, with East Midlands and Birmingham around 1hr 15mins.



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. (ID1144980)
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