

10 BURTON WAY

SPALDWICK • PE28 0YY



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KEY FEATURES

- Detached family home backing onto open fields.
- Around 1,250 square feet of remodelled and improved accommodation.
- Three comfortable bedrooms, two with built-in wardrobes.
- En suite plus family bathroom.
- Comfortable lounge with dining area and French doors to garden.
- Garage conversion providing study/home office and utility area.
- Refitted, well-appointed kitchen.
- Welcoming entrance hall with guest cloakroom.
- Set back from the road with off-road parking.
- Well situated for access to local school and major road links.

THE PROPERTY

An attractive and comfortable family home with the added benefit of ample home working space. The ground floor offers welcoming entrance hall with guest cloakroom, generous lounge with ample space for a dining table and French doors opening onto the rear garden, and a refitted kitchen with a comprehensive range of cabinets, oven and hob and plumbing for both washing machine and dishwasher. The garage has been reconfigured to provide a useful utility area, plus a separate room which would make an ideal home office.

The principal bedroom features two sets of built-in wardrobes and an en suite shower room; bedroom two also with built-in wardrobes, and a family bathroom.

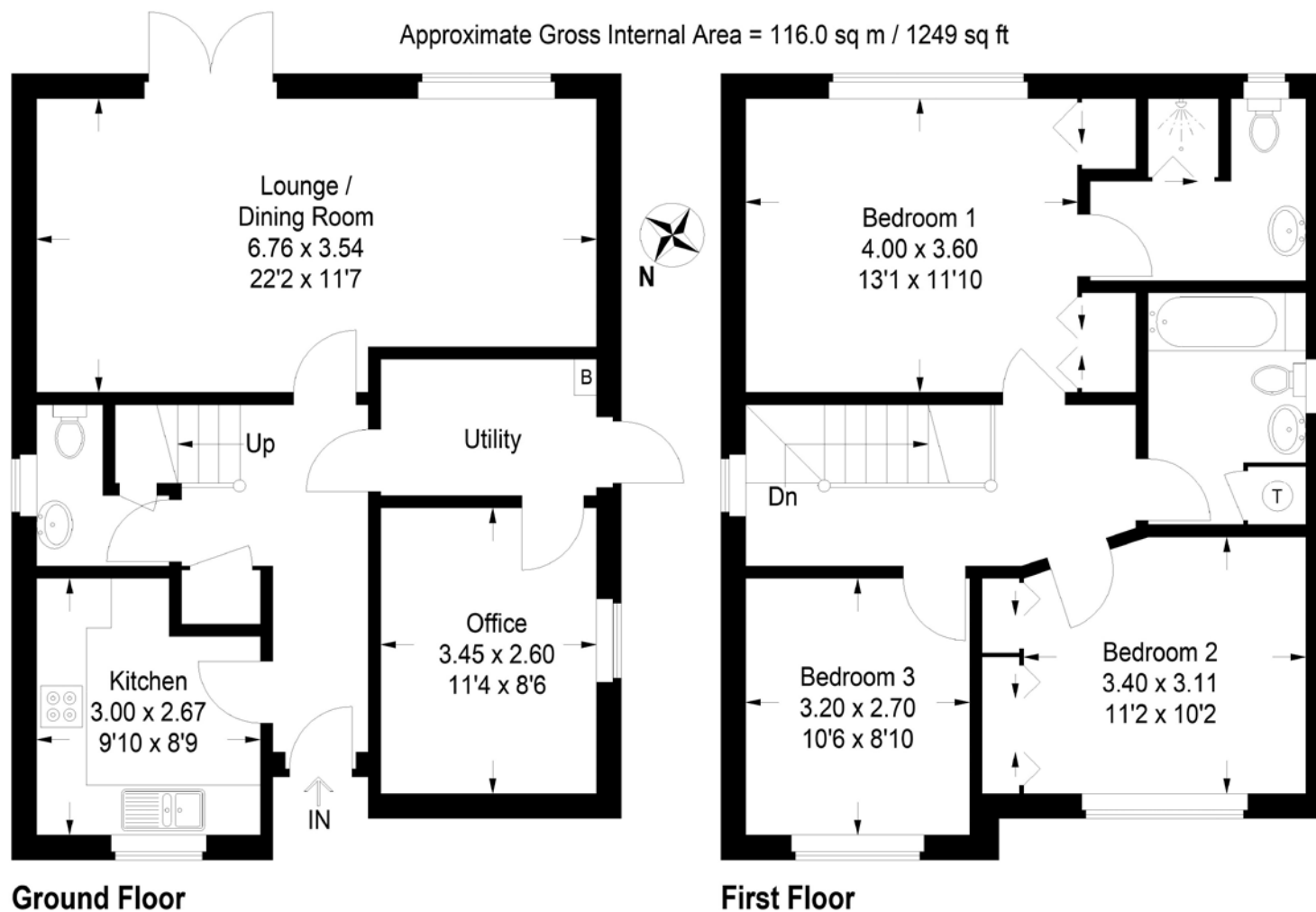
The property is situated on a popular modern development within walking distance of the local primary school, with ample off-road parking and attractive garden backing onto open fields.

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Price £395,000

Kimbolton branch: 01480 860400
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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. (ID1043082)

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THE VILLAGE

The desirable village of Spaldwick is situated just off the newly upgraded A14 and about four miles north of Kimbolton. The village has a church, primary school with playgroup, an excellent public house and restaurant and services with petrol station, convenience store, Costa, Subway and Greggs. The secondary school for Spaldwick catchment is Hinchingsbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south and to the A14/M11. Main line commuter train service to London's Kings Cross is available at Huntingdon (approx. 7 miles) and St Neots (approx. 12 miles). Bedford is approximately 19 miles and Cambridge 25 miles away. The airports of Stansted and Luton can be reached in approximately one hour.



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