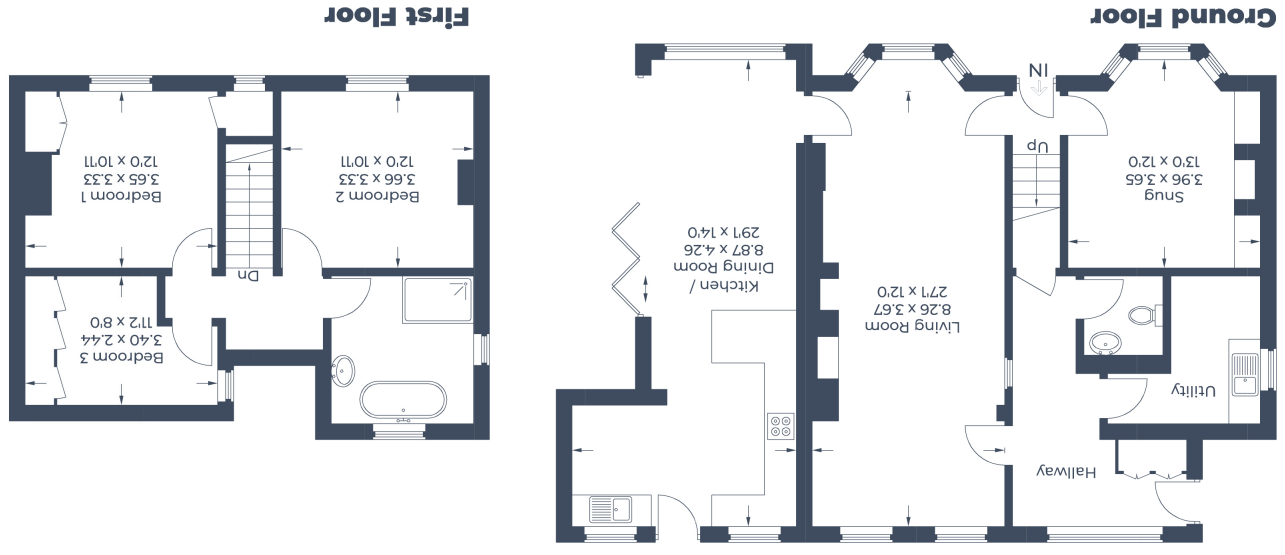


Illustration for identification purposes only.
Measurements are approximate, not to scale.
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Approximate Gross Internal Area
Ground Floor = 100.7 sq m / 1,083 sq ft
First Floor = 49.3 sq m / 531 sq ft
Total = 150 sq m / 1,614 sq ft





138 High Street, Yelling, St Neots PE19 6SD Offers In Excess Of £525,000

- Beautifully presented period property, dating back to 1898 with later additions.
- South West facing garden.
- Three or Four Bedrooms.
- Sought after Village location.
- Upgraded insulation, Air-Source heat pump and under floor heating in parts.
- TWO DOUBLE GARAGES and ample off road parking.
- Utility Room, Boot Room & ground floor W.C.

Ground Floor

Accommodation

Tithe House is a fine example of a period property, dating back to 1898, with later extensions and situated in a non-estate location within this desirable Village.

In brief, three or four Bedrooms, generous Reception Room and a large Kitchen Dining Room with bi-fold doors to a West facing decking area. There is a Utility Room, Boot Room and ground floor W.C.

Outside there are TWO DOUBLE GARAGES and ample off road parking. The garden is South West facing and has a separate Vegetable plot.

Offered for sale in beautiful condition, the property has been updated and benefits from upgraded insulation, Air-Source heat pump for central heating, under floor heating in parts and a wood burning stove.

Part glazed door to

Entrance Hall

stairs to the First Floor Landing

Sitting Room or Bedroom Four

bay with sash windows to the front aspect, fireplace with wood burner inset, radiator

Lounge

bay with sash windows to the front aspect, fitted cabinets, book shelving and glass fronted display cupboards, two windows to the rear aspect, TV point, telephone/Internet access point

Rear Hall & Boot Room

door to the side and driveway, tiled floor, large windows to the rear Southerly aspect, cloaks cupboard, under stairs storage cupboard, door to

Utility Room

base level cupboard with stainless steel single drainer sink unit, plumbing for washing machine, space for tumble dryer, heat pump system, door to

W.C

W.C, wash hand basin

Kitchen Dining Room

windows to the front and rear aspect, bi-fold doors to the side aspect leading to the West facing decking area, base and eye level cupboards, drawer units, work surfaces with tiled splash backs, double ceramic Butler sink, space for range style oven with electric cooker point, integrated wine cooler and dishwasher, tiled floor with under floor heating, stable style door to the rear garden

First Floor

First Floor Landing

doors to

Bedroom One

sash window to the front aspect, radiator, wood flooring, feature fireplace, fitted wardrobes, door to walk-in cupboard with stained glass window to the front aspect and loft access

Bedroom Two

sash window to the front aspect, radiator, feature fireplace

Bedroom Three

window to the rear aspect, radiator, fitted wardrobe and storage cupboards

Bathroom

fully tiled and refitted comprising free standing bath, large shower, vanity unit with wash basin, W.C, two windows, towel radiator, tiled floor with under floor heating

Outside

Garden

a SOUTH WEST facing garden, fully enclosed and laid to lawn with flower and shrub borders. There is a separate Vegetable plot to the rear of the Garages.

Off the Kitchen Dining Room is a West facing decking area.

Garages

two DOUBLE GARAGES with up and over doors, power and light connected. The driveway offers off road parking for several vehicles.

