

16 INHAMS WAY

GRAFHAM • PE28 0UT



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AT A GLANCE

- Detached Family Home in Sought-After Location Backing onto Open Fields.
- Approaching 1,100 Square Feet of Remodelled and Improved Accommodation.
- Three Comfortable Bedrooms and Refitted Bathroom.
- Spacious Lounge with Wood Burning Stove and Patio Doors Opening onto The Garden.
- Garage Conversion Providing Excellent Home Office/Bedroom Four.
- Dining/Family Room and Well-Appointed Kitchen.
- Welcoming Entrance Hall with Decorative Tiling and Guest Cloakroom.
- Generous Plot with Delightful Garden and Off-Road Parking.
- Superfast Broadband Connection.
- Planning Permission for Single Storey Extension to the Rear.
- Popular Village Location Convenient for Local Facilities and Major Road and Rail 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 decorative tiling to the floor and a cloakroom/WC for guests, a generous dual-aspect lounge with wood flooring, wood burning stove and glazed doors providing access to garden and delightful views over open fields.

The dining/family room also enjoys views of the garden and opens into the well-appointed kitchen with a comprehensive range of cabinets, double oven and hob and plumbing for both washing machine and dishwasher. For those requiring even more space, the garage has been fully converted to provide an excellent home office or fourth bedroom.

There are three bedrooms on the first floor and a refitted bathroom with P-shaped bath, mixer shower, glazed screen and fully tiled surround, pedestal washbasin, close-coupled WC and additional tiling to half-height.

The property is fully double glazed and features oil-fired central heating with traditional-style grey double-column radiators throughout.

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Guide Price £395,000

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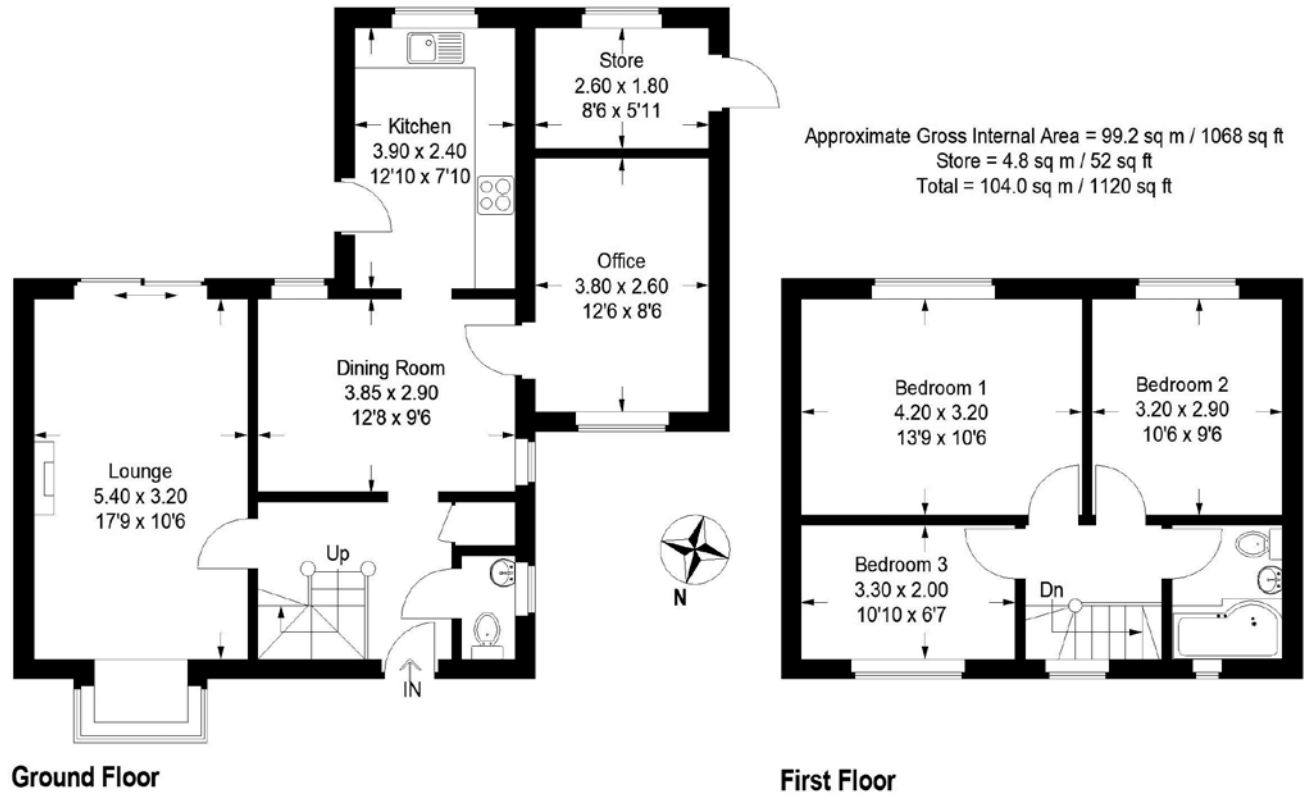


THE VILLAGE

The village of Grafham is situated close to Grafham Water, home to many recreational and sailing facilities. Local amenities include a community run shop and pub, restaurant/bar and village hall. The village is situated mid-way between the A1 and the recently upgraded A14, giving excellent road access. Nearby Huntingdon and St Neots offer a mainline train station to London's Kings Cross. The village is in the Hinchingsbrooke Secondary School catchment area and there is a bus service to Kimbolton School.

Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway.

Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and cafes, pub/restaurant, Indian restaurant, a doctor's surgery, dentist, chemist, supermarket and garage.



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. (ID630370)

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