



SCARABEN

WATER LANE • CHELVESTON • NN9 6AG



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AT A GLANCE

Remodelled, refreshed and considerably extended village residence.

Around 2,150 square feet of wonderfully versatile living, entertaining and homeworking space.

Private, attractively landscaped wrap-around garden.

Welcoming reception hall with Parquet flooring and guest cloakroom.

Generous dual-aspect sitting room with open fireplace and bi-fold doors opening onto the garden.

Separate family room or ideal hobbies room/playroom/home office.

Refitted, well-appointed kitchen with breakfast area and bi-fold doors to garden.

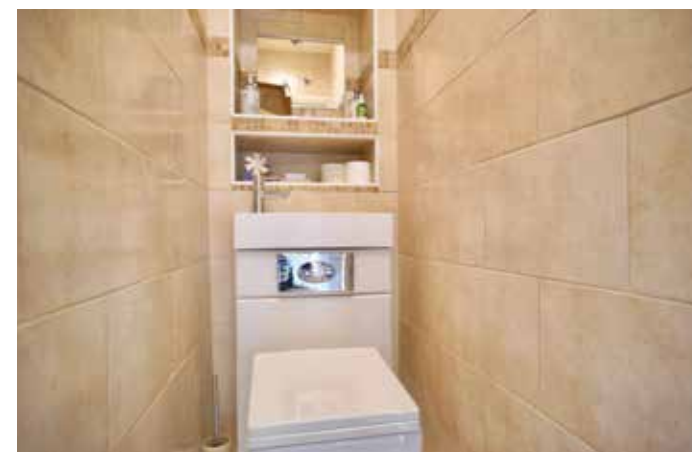
Adjacent laundry/utility room.

Outstanding principal bedroom suite with dressing room and shower room.

Guest bedroom with en suite, two further double bedrooms and family bathroom.

Double garage with electric doors and additional driveway parking.

Excellent village location convenient for major road links.



THE VILLAGE

Chelveston is a small village in East Northamptonshire with popular public house and village hall. It is ideally located for road links including access to the A45 linking to the A6 and recently upgraded A14, and is in close proximity to the towns of Raunds, Rushden, Higham Ferrers and Irthlingborough. Nearby Stanwick Lakes offers extensive play areas to keep families entertained, with acres of wide-open spaces and paths for walkers and cyclists as well as a café and visitor centre. Rushden Lakes shopping centre features a variety of shops and eateries from department stores to everyday essentials, a wide variety of restaurants and cafés and activities including indoor climbing and trampolining, a soft play facility and multiplex cinema. Mainline train services operate from Kettering, Wellingborough and Corby to London St. Pancras International with a journey time of around one hour.

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THE PROPERTY

The present owners have significantly extended and carefully remodelled this fine individual residence to create a bespoke family home with a wonderfully spacious and light interior which takes full advantage of its delightful village location.

The well-planned layout extends to around 2,150 square feet and will equally suit the growing or extended family and those looking for a comfortable, modern home with excellent facilities for families, home working and wonderful indoor/outdoor entertaining space.

Occupying an attractive plot with delightful wrap-around gardens, the property offers in brief; a welcoming reception hall with guest cloakroom, two separate reception rooms and a superb kitchen/breakfast room with hardwood counters and bi-fold doors to the garden, plus a practical utility/laundry room. There are four double bedrooms, including the exceptional principal with both dressing room and en suite, bedroom2/guest room with en suite and an additional family bathroom.

GROUND FLOOR

Replacement composite front door with glazed panels and side screens, opening into the welcoming reception hall with attractive woodblock flooring, fully tiled guest cloakroom and staircase rising to the spacious first-floor landing.

There is a generous, dual aspect sitting room with cast iron fireplace and stone surround and bi-fold doors opening onto the garden terrace. Back into the hall, there is a second reception room which could equally serve as a formal dining room, family room, home office or hobbies room.

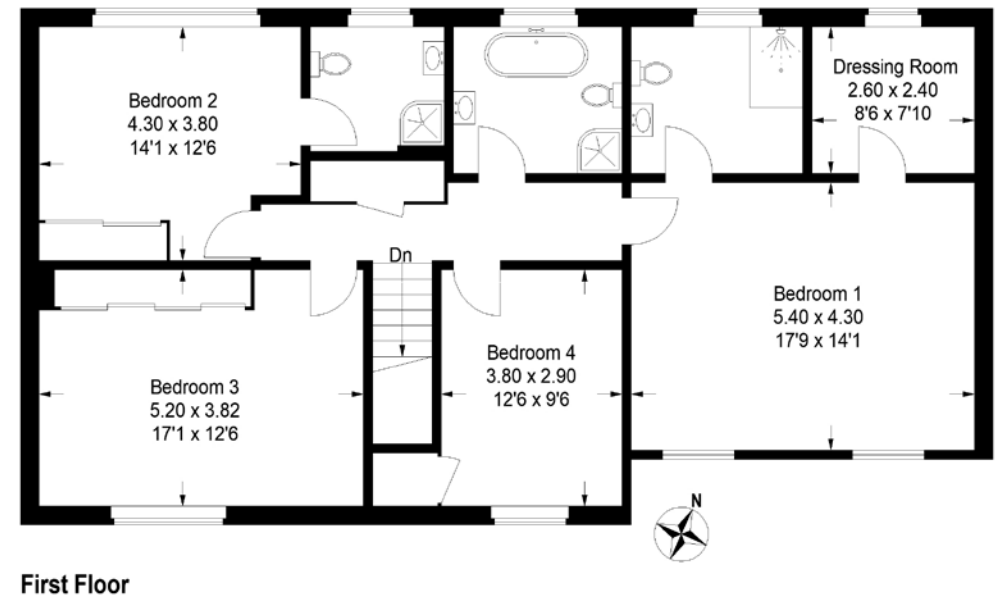
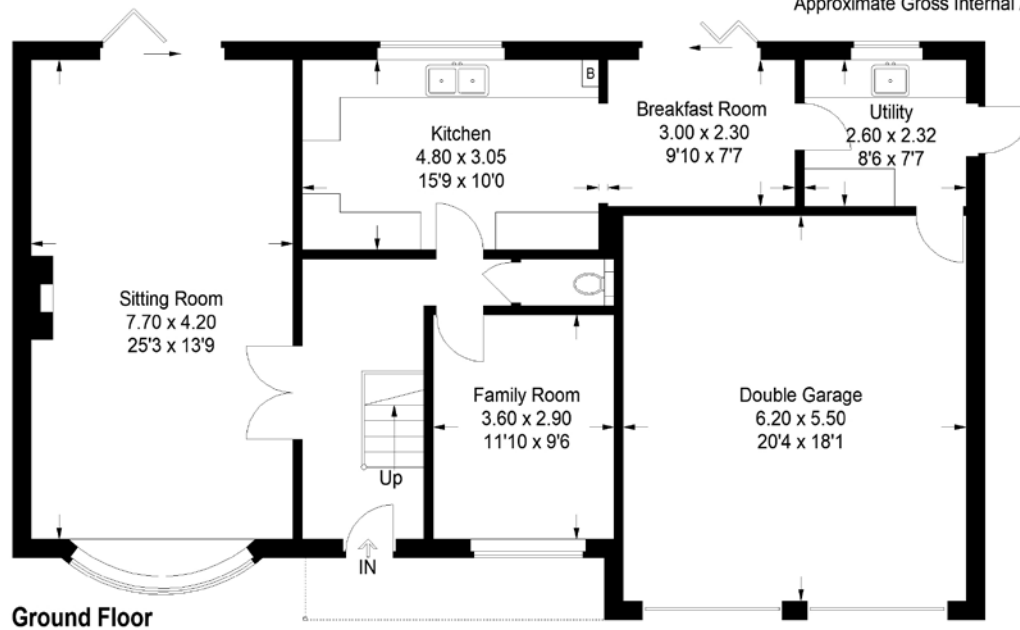
Situated to the rear to take full advantage of the garden views, the superbly refitted kitchen/breakfast area extends to some 26 feet with bi-fold doors opening onto the garden terrace.

The well-appointed kitchen area is fitted with hardwood counters, double Butler sink with extendable spray mixer tap and a comprehensive range of Shaker-style cabinets, integrated dishwasher, range cooker with extractor hood and space for American-style fridge/freezer, tiled flooring, pendant and wall mounted lighting tracks, gas fired central heating boiler.

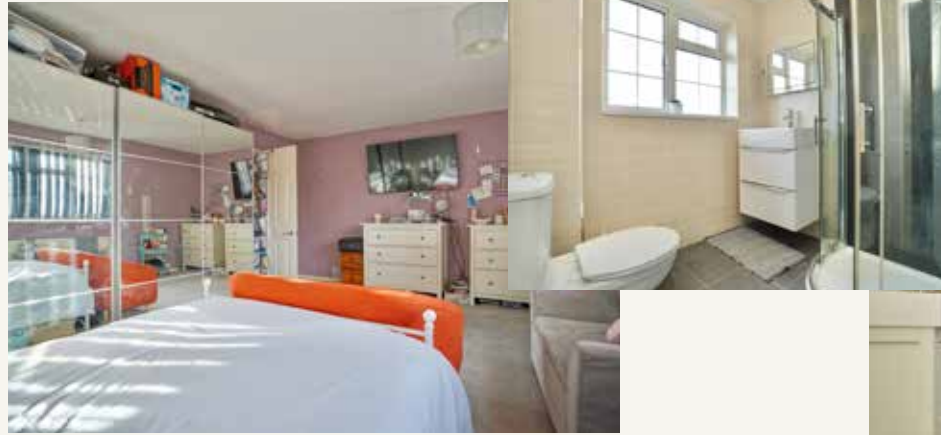
The adjacent utility room has been fitted to complement the kitchen with excellent countertop space, Butler sink with extender tap, fitted cabinets, plumbing for washing machine and dryer, tiled floor and doors to the garage and to the garden (ideal for deliveries, muddy boots and dogs).



Approximate Gross Internal Area (Including Double Garage) = 234.2 sq m / 2521 sq ft



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. (ID1166360)
Housepix Ltd



FIRST FLOOR

There are four double bedrooms, all with fitted or built-in wardrobes; the superb principal bedroom extends to over 17ft x 14ft and offers both a wall-in dressing room and excellent fully tiled en suite facilities comprising a walk-in double shower enclosure with 'monsoon' and hand-shower fittings, washstand and close-coupled WC.

Bedroom two also features an en suite with quadrant shower enclosure, wall-hung vanity unit with basin and storage cupboards and a close coupled WC.

The exceptional family bathroom is fully tiled and features an oval double-ended bath with mixer tap and shower attachment, separate quadrant shower enclosure, washstand with storage drawers cupboards and close-coupled WC.

OUTSIDE

Stone walling to front with mature hedgerow, driveway providing ample off-road parking and access to the double garage.

Gated side access to the attractively landscaped garden with full-width flagstone pathway and terrace providing two seating areas, steps up to the raised lawned area extending to side and rear with stone retaining wall, interspersed with mature trees and attractive rose garden, flower and shrub beds.

DOUBLE GARAGE

6.20m x 5.50m (20' 4" x 18' 1")
Twin electrically operated, light and power, door to utility room.



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