

37 KNOTTING ROAD

MELCHBOURNE • MK44 1BE



37 KNOTTING ROAD

MELCHBOURNE • MK44 1BE

KEY FEATURES

- Extended, remodelled and upgraded family home.
- Delightful semi-rural location on edge of a charming hamlet.
- Generous plot with deep frontage and attractive rear garden with field views.
- Over 1,120 square feet of accommodation with refitted kitchen and bathroom.
- Living room and study/home office.
- Family room with French doors opening onto the garden.
- Three comfortable bedrooms, all with countryside views.
- Entrance lobby with guest cloakroom.
- Peacefully positioned yet convenient for access to major road and rail links.

THE PROPERTY

This attractive mid-terrace property has been extended, remodelled and improved to create a welcoming family home with over 1,120 square feet of well-planned accommodation, situated within delightful rural surroundings yet convenient for access to major road and rail links.

A composite front door opens to the entrance lobby with slate-tiled flooring which extends to the cloakroom and into the well-appointed kitchen with plumbing for dishwasher and washing machine, space for a range style cooker with extractor over and ample room for a breakfast/dining table. The sitting room has a feature brick fireplace and wood-laminate flooring, which continues into the family room superb roof lantern and glazed doors opening onto the garden. For those requiring even more space, there is a useful study/home office.

There are three comfortable bedrooms on the first floor, all with pleasant views of the surrounding countryside, plus a spacious, refitted bathroom with suite comprising bath with electric shower over, pedestal washbasin and WC.

The property is set well back from the road with delightful gardens and ample off-road parking. Full double glazing and central heating via LPG.



**Peter
Lane &**
PARTNERS
EST 1990

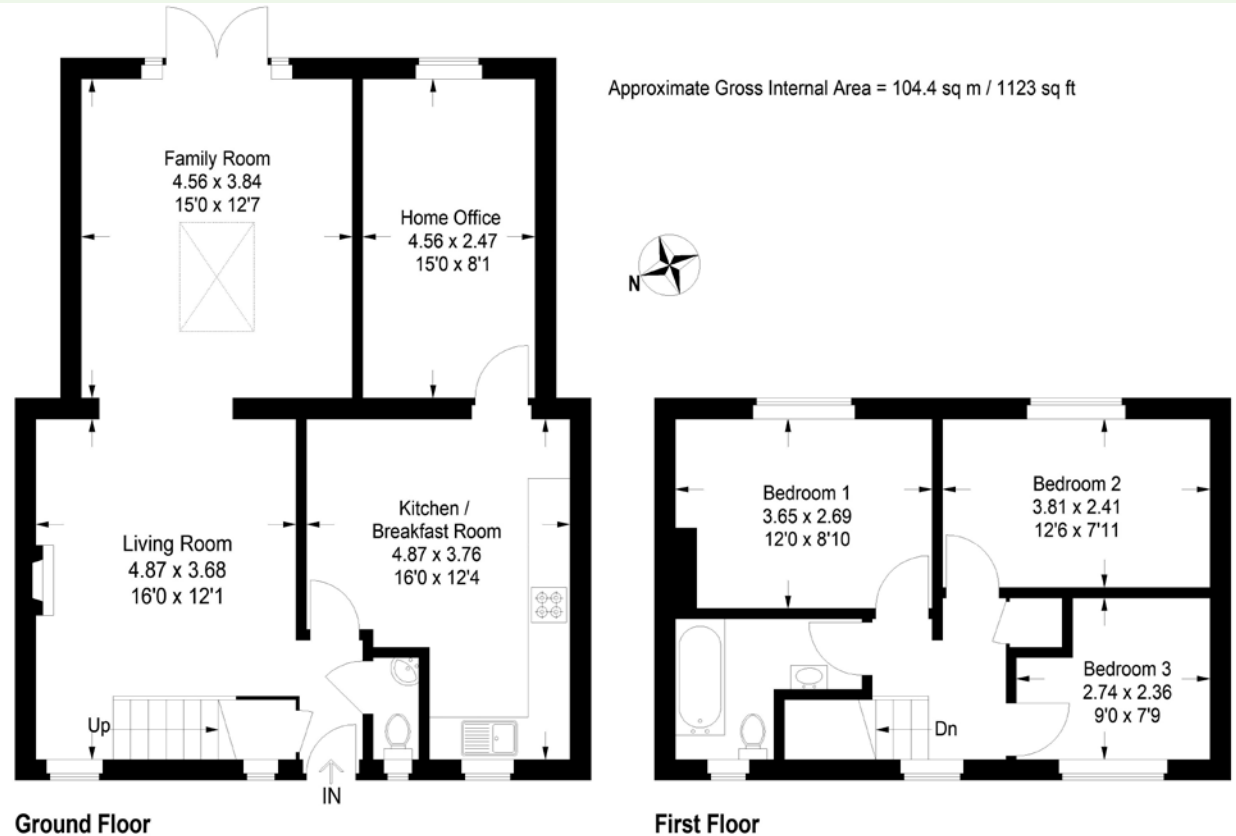
Guide Price £350,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day



THE VILLAGE

Melchbourne is a charming village, situated amid the rural surroundings of Cambridgeshire and North Bedfordshire, some 5 miles from Sharnbrook which offers excellent day to day shopping and popular schooling. The property is situated some 7 miles away from the Northants border and the market town of Rushden plus around 8.5 miles away from Rushden Lakes shopping development. For the commuter, it is well placed for the A6, A45 which links to both Bedford and Northampton and Kettering along with providing good access to the A1 and M11 and Bedford, St Neots and Wellingborough main line stations. The village community itself enjoys such facilities as St Mary Magdalene Grade I Listed parish church, a private nursery and pre-school, along with a thriving village hall and the St John's Arms public house. The area has fast fibre broadband available.



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. (ID1109149)

Housepix Ltd



Peter Lane & PARTNERS
EST 1990

move with US
Property, properly.

naea | **propertymark**
PROTECTED

Zoopla

PrimeLocation.com

rightmove

The Property Ombudsman SALES

MAYFAIR office.co.uk

Huntingdon

60 High Street
Huntingdon
Tel : 01480 414800

Kimbolton

6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office

Cashel House
15 Thayer St, London
Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.