



GARDENERS COTTAGE

6 GRASS YARD • KIMBOLTON • PE28 0HQ

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AT A GLANCE

- Attractive and comfortable detached home set in one of the area's most sought-after locations.
- High specification and quality fittings throughout for the discerning buyer.
- Fine bespoke kitchen with granite counters and integrated appliances.
- Adjacent dining/breakfast room with bi-fold doors opening onto the garden.
- Sitting room with oak flooring and wood burning stove.
- Practical utility room and guest cloakroom.
- Four bedrooms including principal with en suite, well-appointed family bathroom.
- Delightfully secluded, south facing garden for entertaining and relaxation.
- Extensive off-road parking to front and rear.
- Walking distance of Kimbolton School and local facilities and convenient for access to major road and rail links.

THE PROPERTY

An attractive detached home with charming cottage style elevations, well-positioned in the heart of Kimbolton and ideally suited to those looking to downsize without compromise, offering comfortable accommodation with an air of quality that is both peaceful and accessible.

In brief, this fine home will provide the discerning buyer with a welcoming reception hall with guest cloakroom (housing the oil-fired boiler) and oak flooring which extends into the sitting room which also features an inset wood burning stove. Located at the rear to take full advantage of the southerly aspect and garden view, the bespoke kitchen offers granite counters, a comprehensive range of cabinets, fitted appliances and porcelain floor tiles which continue into the dining/breakfast room with bi-fold doors opening onto the garden, and into the utility room. There are four comfortable bedrooms, including the principal with en suite. Bedroom two has a walk-in wardrobe and bedroom three and four both have wardrobes. There is also a well-appointed family bathroom.

The enclosed garden has a full-width patio, lawn with occasional shrubs and a garden shed. Extensive car parking is available to both the front and rear.



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Price £495,000

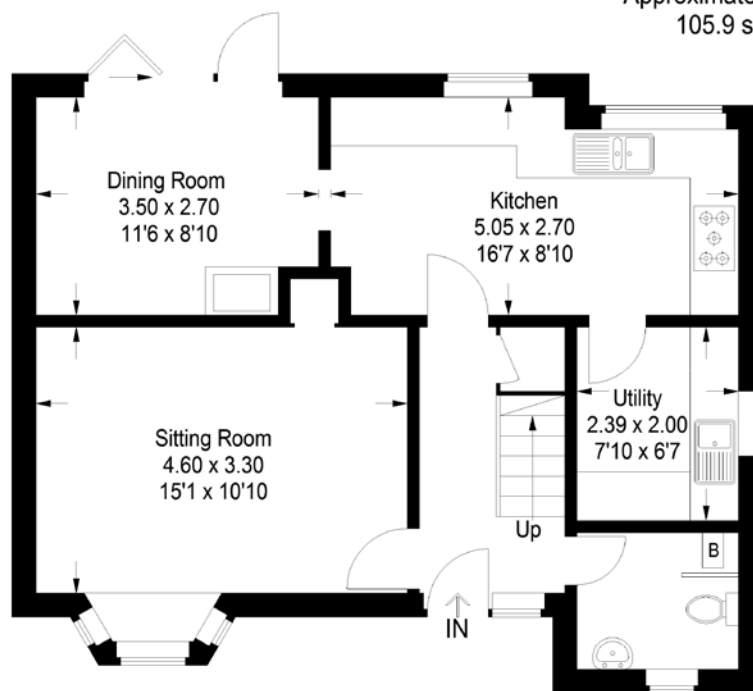
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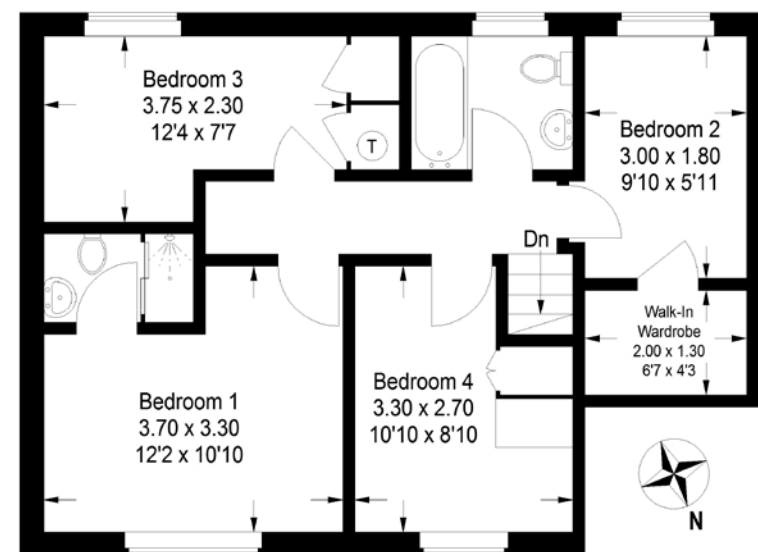
LOCATION

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It offers a variety of shops and eateries, public house/restaurant, Indian restaurant, chemist and dentist, health centre, veterinary practice, garage and supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the recently upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London.

Approximate Gross Internal Area
105.9 sq m / 1140 sq ft



Ground Floor



First Floor

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. (ID1208731)

Housepix Ltd



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

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Tel : 01480 414800	Tel : 01480 860400	Tel : 0870 112 7099

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