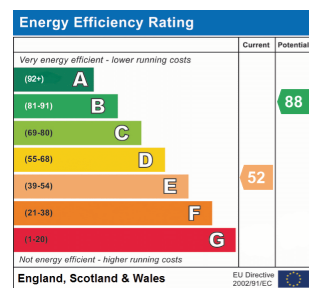




School Lane, Conington CB23 4LP

£325,000

- Re-Furbishment Opportunity
- Huge Scope For Extension And Improvement
- Potential Building Plot
- Stunning Field Views
- Desirable Hamlet Location
- 15 Minutes To Cambridge
- No Forward Chain And Vacant Possession



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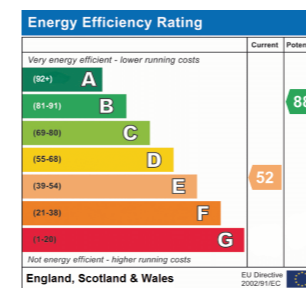
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Glazed Panel Door To

Entrance Porch

Glazed side panel with internal door to

Entrance Hall

Stairs to first floor, coats hanging area, inner door to

Sitting Room

17' 1" x 13' 6" (5.21m x 4.11m)

Double glazed window to front aspect, independent electric heater, central fireplace with moulded timber surround, inset solid fuel fire and tiled hearth, TV point, telephone point, inner door to

Kitchen/Breakfast Room

12' 8" x 11' 0" (3.86m x 3.35m)

Double glazed window to rear aspect, fitted in a range of base mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, larder unit, vinyl flooring, glazed internal door to

Rear Entrance Hall

Glazed door to rear garden, storage/cloaks cupboard, walk in understairs storage cupboard measuring 5' 2" x 3' 3" (1.57m x 0.99m) with window to side aspect, storage and shelf space.

Shower/Wet Room

7' 9" x 5' 7" (2.36m x 1.70m)

Electric storage heater, floor draining independent shower unit, low level WC, pedestal wash hand basin with mono bloc mixer tap, full ceramic tiling, UPVC window to side aspect, non-slip vinyl flooring.

First Floor Landing

Economy 7 storage heater, double glazed window to side aspect, access to insulated loft space.

Bedroom 3

8' 9" x 7' 2" (2.67m x 2.18m)

Double glazed window to rear aspect.

Secondary Landing

14' 1" x 4' 3" (4.29m x 1.30m)

Some sub-division to create additional space, double glazed window to front aspect.

Bedroom 1

14' 1" x 9' 7" (4.29m x 2.92m)

Double glazed window to front aspect, radiator, shelved cupboard, concealed fireplace.

Cloakroom

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, electric wall heater, UPVC window to side, vinyl floor covering.

Bedroom 2

12' 5" x 9' 7" (3.78m x 2.92m)

Single panel radiator, double glazed window to rear aspect, Economy 7 storage heater, airing cupboard housing hot water cylinder and shelving.

Outside

The property stands in large mature and private gardens with an extensive frontage measuring approximately 16m (52' 6") across with planted borders, rose beds and shrubs. Double wrought iron gates access the driveway giving provision for a number of vehicles. The gardens extend to the rear heavily stocked and currently unprepared with a gazebo, timber shed and greenhouse. The garden is enclosed by a combination of fencing and backs on to stunning open farmland. There is potential to create a building plot adjacent to the property subject to relevant planning permission. No planning applications have ever been submitted.

Tenure

Freehold.

Council Tax Band - C

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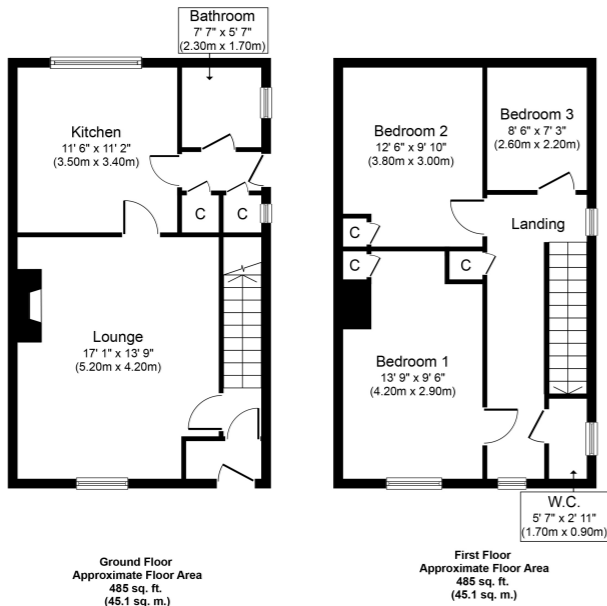
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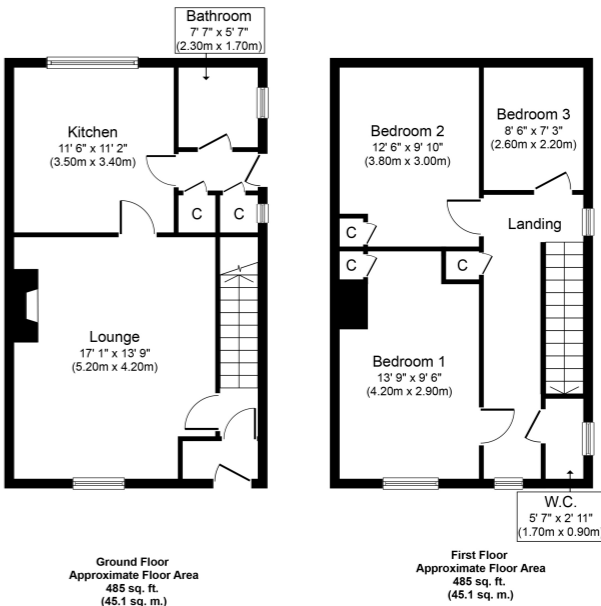
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Huntingdon

60 High Street

Huntingdon

01480 414800

Kimbolton

24 High Street

Kimbolton

01480 860400

St Neots

32 Market Square

St. Neots

01480 406400

Mayfair Office

Cashel House

15 Thayer St, London

0870 1127099

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60 High Street

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