



# 56 THE AVENUE

LEIGHTON BROMSWOLD • PE28 5AW







# 56 THE AVENUE

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## KEY FEATURES

- Approaching 1,750 square feet of superbly presented, comfortable and adaptable accommodation.
- Four bedrooms, en suite and family bathrooms.
- Sitting room, separate formal dining room and conservatory.
- Family room, ideal home office or occasional fifth bedroom.
- Kitchen/breakfast room with comprehensive range of cabinets and range cooker.
- Adjacent laundry/utility room and guest cloakroom.
- Generous plot with delightful gardens and views over open countryside.
- Gated entrance, extensive parking and garage, garden studio/office.

## THE VILLAGE

The picturesque village of Leighton Bromswold is situated just 1 mile north of the newly upgraded A14 and boasts an award for the 'Best Kept Village', as well as a local public house; the village falls into Brington and Hinchingsbrooke catchment areas. The A1 is about 7.2 miles southeast giving excellent dual carriageway access both north and south and to the newly upgraded A14 and M11. Main line service to Kings Cross is available at Huntingdon (approx. 11.5 miles) and St Neots (approx. 15 miles). Cambridge is about 27 miles away via the A14. The airports of Stansted and Luton can be reached in approx. one hour. Nearby Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy, a wide variety of shops, pub, eateries, doctor's and dentist surgery and pharmacy with post office.

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Guide Price £650,000

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





## THE PROPERTY

This fine detached family home offers around 1,750 square feet of accommodation that has been carefully remodelled and recently further improved and is meticulously presented to satisfy the needs of the most discerning of homebuyers.

The property is set back from the road behind five-bar gates on a generous and delightfully landscaped plot on a charming tree lined avenue and enjoys outstanding and uninterrupted views over open countryside to the rear.

The spacious and versatile accommodation, which features Karndean flooring throughout the ground floor, comprises reception hall with guest cloakroom, sitting room and conservatory, separate formal dining room and family room, which could serve equally as a home office or occasional fifth bedroom; the kitchen/breakfast room offers a comprehensive range of cabinets and the utility room is similarly fitted. On the first floor are four bedrooms, including a principal suite with a full range of fitted wardrobes and shower room. The remaining bedrooms all feature fitted wardrobes, and the family bathroom is fitted with both bath and shower.



## CANOPY PORCH

Composite front door with fanlight.

## RECEPTION HALL

Karndean flooring, radiator, window to front elevation, stairs to first floor with storage cupboard beneath, arch way to Inner Hall.

## GUEST CLOAKROOM

Suite comprising vanity unit with washbasin and storage cupboards and tiled surround, WC with concealed cistern. Radiator/towel rail, Karndean flooring, window to front.

## SITTING ROOM

Attractive fireplace with marble hearth, timber surround and inset (propane) gas fire, Karndean flooring, three wall light points, two radiators, two windows to front and glazed double doors to:

## CONSERVATORY

UPVC double glazed construction with brick plinth and polycarbonate roofing, Karndean flooring, radiator, double doors opening onto rear garden and patio area.

## FAMILY ROOM/BEDROOM FIVE

Karndean flooring, radiator, window to rear.

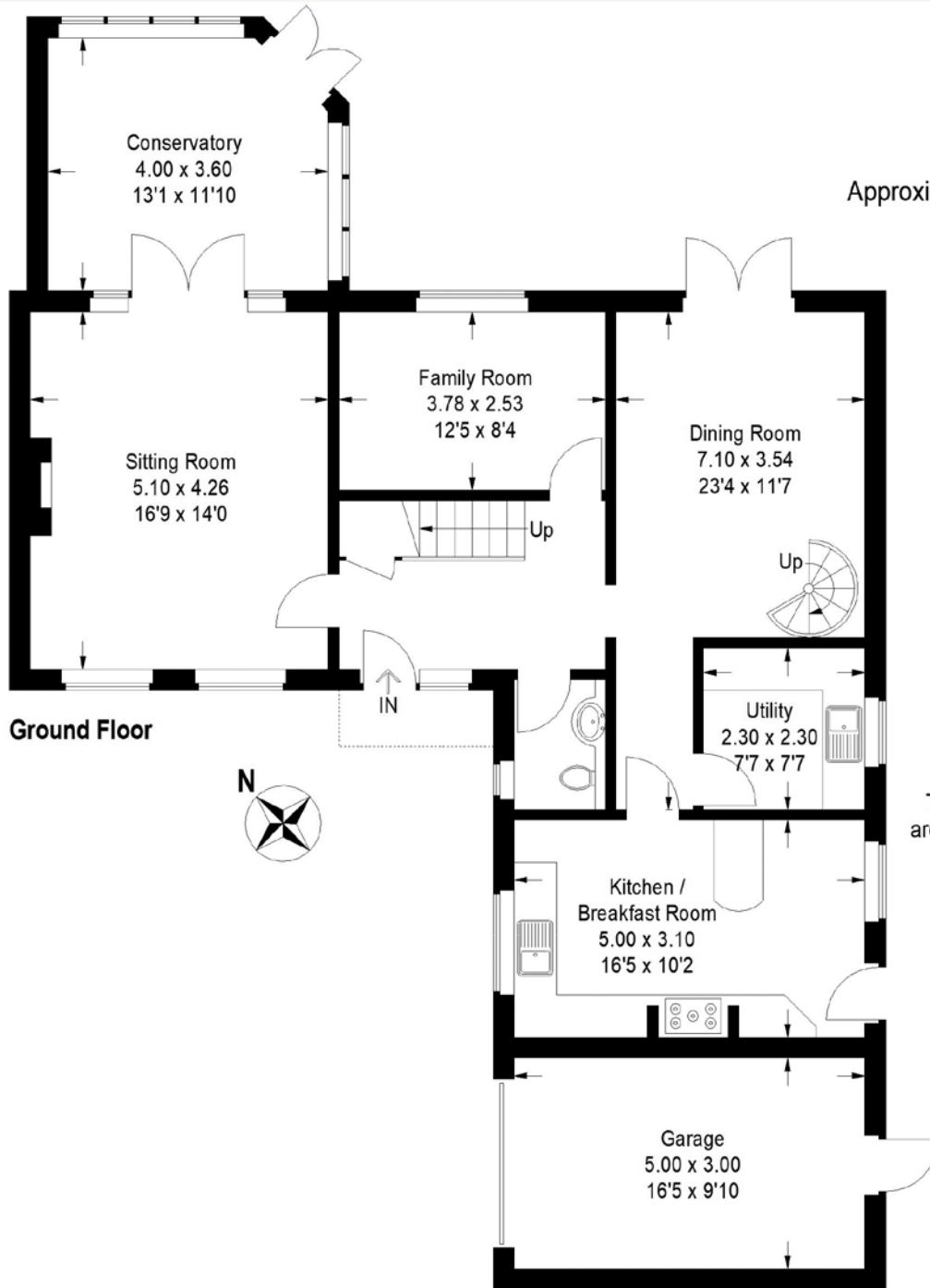
## INNER HALL

Karndean flooring.

## DINING ROOM

Karndean flooring, radiator, recessed ceiling downlighters, glazed double doors opening onto rear garden terrace. Staircase to principal bedroom suite.





Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 177.4 sq m / 1910 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. (ID985537)  
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## KITCHEN/BREAKFAST ROOM

Refitted with a comprehensive range of cabinets and extensive countertop space with upstands, inset Corian sink and drainer with mixer tap, integrated dishwasher, recess housing range style cooker with extractor over, space for fridge/freezer, breakfast bar, Karndean flooring, radiator, recessed ceiling downlighters, windows to front and rear and part-glazed door to garden.

## LAUNDRY/UTILITY ROOM

Fitted with range of cabinets to complement the kitchen with countertop and upstands, inset Corian sink and drainer, plumbing for washing machine and space for additional appliances, radiator, window to side.

## FIRST FLOOR (SECONDARY LANDING)

### BEDROOM ONE

Range of quality fitted wardrobes and additional storage cupboards, vertical radiator, recessed ceiling downlighters, window to rear elevation overlooking the garden and countryside beyond. (Concealed door to bedroom 3).

## SHOWER ROOM

Suite comprising quadrant shower enclosure with glazed screen, vanity unit with washbasin and storage cupboards, WC with concealed cistern. Tiled flooring and fully tiled walls, radiator/towel rail, extractor fan, Conservation rooflight.

## MAIN LANDING

Linen cupboard, window to front.

## BEDROOM TWO

Range of fitted Hammonds wardrobes, radiator, window to rear.

## BEDROOM THREE

Range of fitted Hammonds wardrobes, radiator, window to rear.

## BEDROOM FOUR

Range of fitted Sharps wardrobes and bedside cabinet, radiator, window to front.

## FAMILY BATHROOM

Four-piece suite comprising whirlpool bath with mixer shower, double shower enclosure with glazed screen, vanity unit with countertop, inset washbasin and fitted cupboards, WC with concealed cistern. Towel rail/radiator, vinyl flooring and full tiled walls, recessed ceiling downlighters, window to front.

## OUTSIDE

Five-bar gates open onto the block paved driveway providing ample parking/turning space and access to the garage. Gated side access with block paved pathway, bin storage area and outside hot water supply. Enjoying uninterrupted views over open countryside, the generous rear garden is delightfully landscaped and offers a full width block paved patio with feature ironwork fencing and an extensive area of manicured lawn with shaped ornamental flower and shrub borders bounded by mature trees and timber fencing. Outside water and power supplies. To the bottom of the garden there is a second block paved suntrap seating area, garden studio and large timber shed.

## GARDEN STUDIO/GYM

17' 4" x 10' 10" (5.28m x 3.29m)

Of timber construction with double glazed windows, light and power and external power supply.

## GARAGE

16' 10" x 9' 9" (5.12m x 2.96m)

Electric roller door, light, power and water supply, oil-fired combi boiler, access to loft storage area with ladder and light.





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