

56 WOOD END LANE

PERTENHALL • MK44 2AS





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AT A GLANCE

- Outstanding, generously proportioned family home, well-positioned on quiet village lane.
- Delightful, south-facing gardens approaching a quarter of an acre.
- Over 2,100 square feet of wonderfully versatile living, entertaining and homeworking space.
- Spacious and welcoming reception hall with guest cloakroom.
- Sitting room and separate formal dining room, both with patio doors opening onto the garden.
- Cosy snug and study/home office.
- Well-crafted kitchen/breakfast room with adjacent boot room and practical laundry/utility room.
- Four comfortable double bedrooms, bathroom and separate shower room.
- Large double garage additional gravelled parking/turning space.
- Pleasant semi-rural surroundings yet convenient for major road and rail links and within sought-after school catchments.

The popular small village of Pertenhall is situated around 2.5 miles south of Kimbolton on the B660. The village boasts an attractive Parish Church. Conveniently situated for road and rail use, the recently upgraded A14 is about 4 miles to the north; the A1 is around 7 miles to the east. Bedford, Huntingdon and St Neots offer mainline stations providing a commuter service to London Kings Cross. The airports of Stansted and Luton can be reached in approximately one hour. Nearby is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and cafes, a supermarket, health centre and dentist's surgery, chemist, pub/restaurant and Indian restaurant, veterinary practice and garage.

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Guide Price £875,000

Kimbolton branch: 01480 860400
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THE PROPERTY

This fine detached residence has been carefully remodelled and considerably upgraded over the years to create a bespoke family home of undoubted quality, with a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location, south-facing garden and countryside views.

The well-planned layout extends to over 2,100 square feet and will equally suit the growing or extended family and those looking for a comfortable, established village home with excellent facilities for families, home working and wonderful indoor/outdoor entertaining space.

Occupying an enviable plot on a quiet, no-through road, the accommodation comprises in brief; a welcoming reception hall with guest cloakroom, four versatile reception areas including the sitting room dining rooms, both with patio doors opening onto the garden; a comprehensively fitted kitchen/breakfast room, plus a useful boot room and practical utility/laundry room. There are four double bedrooms on the first floor, plus bathroom and separate shower room.



GROUND FLOOR

Welcoming reception hall with hardwood flooring, built-in cloaks cupboard, guest cloakroom and staircase rising to the spacious first-floor landing.

From the hallway, the cosy snug provides access to the generous, dual aspect sitting room and formal dining room, situated to the rear of the property to take full advantage of the garden views. The sitting room has patio doors and also features an open fireplace for cosy evenings.

The dining room has wooden flooring and full width glazing with doors opening onto the paved patio.

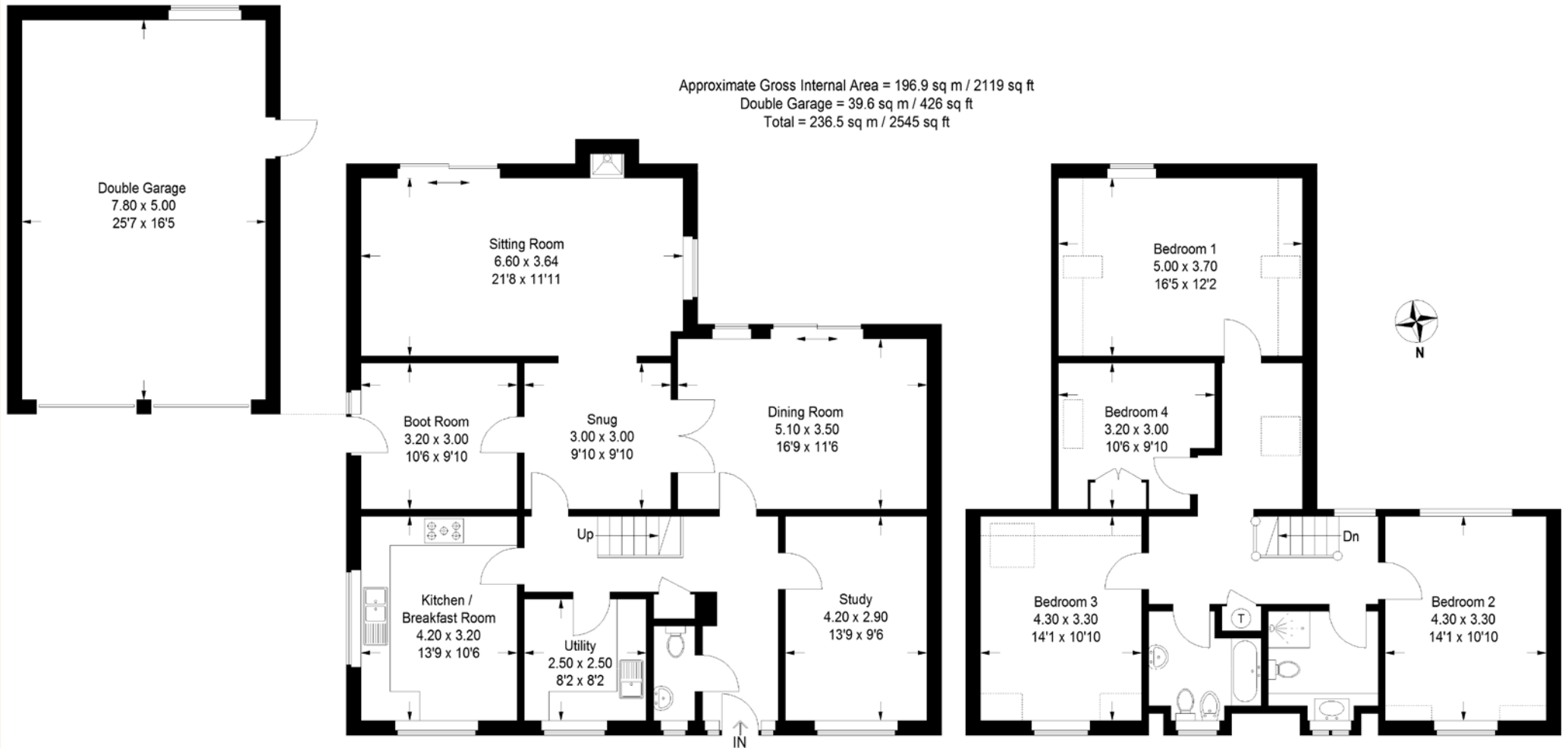
The well-crafted kitchen/breakfast room enjoys extensive countertop space with inset ceramic sink and drainer and a comprehensive range of painted cabinets, as well as space for a range cooker with stainless steel splashback and extractor hood, plumbing for dishwasher and space for additional appliances and quality vinyl flooring.

The adjacent laundry/utility room complements the kitchen with excellent countertop space, inset sink, fitted cabinets, plumbing for washing machine and dryer, and the nearby boot room is ideal for storage, with a glazed door to the garden making it perfect for muddy boots and dogs!

Back into the hall, and for those requiring even more space, the fourth reception room is ideal for use as a study, home office or hobbies room.



Approximate Gross Internal Area = 196.9 sq m / 2119 sq ft
 Double Garage = 39.6 sq m / 426 sq ft
 Total = 236.5 sq m / 2545 sq ft



Ground Floor

First Floor

 = Reduced Headroom Below 1.5 M / 5'0"

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. (ID1197810)
 Housepix Ltd



FIRST FLOOR

The spacious landing provides ample space and opportunity for a study/reading area, or a dressing room adjacent to the excellent and generously proportioned principal bedroom.

There are three further double bedrooms, including the dual-aspect second bedroom, and two well-appointed bath/shower rooms; the bathroom suite comprises panelled bath, washbasin, WC and bidet and the shower room features a shower enclosure, full-length countertop with inset basin and fitted cupboards and WC, both are tiled to half-height with quality vinyl flooring.

OUTSIDE

Approached via a gravelled driveway which provides ample parking/turning space and access to the double garage, the property occupies a superior plot approaching a quarter of an acre, with deep lawned frontage interspersed with mature trees and shrubs and a delightfully landscaped rear garden enjoying a pleasant southerly aspect, with full-width paved patio, well-tended lawn, shrub beds and a variety of mature trees. Two timber sheds and covered log store.

DETACHED DOUBLE GARAGE

7.80m x 5.00m (25' 7" x 16' 5")

Twin up and over doors, light and power, door to garden.

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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