



5 GREEN LANE

ELLINGTON • PE28 0AZ

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KEY FEATURES

- Outstanding family home, well-positioned within this attractive village lane.
- Comfortable accommodation approaching 1,200 square feet.
- Four bedrooms with en suite shower room.
- Generous sitting room with dining area and patio doors to garden.
- Well-appointed kitchen with adjacent laundry/utility room.
- Family bathroom and guest cloakroom.
- Delightful, private garden with views of the village church.
- Full central heating and double glazing.
- Double length garage and ample off-street parking.
- **NOTE: The internal images have been staged to show potential positioning of furniture.**

THE PROPERTY

This well-appointed family home offers comfortable accommodation with ample space for the growing family and those now working from home. The property occupies a delightful plot with attractively landscaped gardens which are not overlooked to the rear.

There is a canopy porch to the front and a welcoming reception area with guest cloakroom. The generous sitting room features an open fireplace and opens into the dining area which has patio doors opening onto the rear garden. The spacious kitchen offers a comprehensive range of cabinets and extensive countertop space, inset one and a half bowl sink, plus double oven and ceramic hob with extractor hood. In addition, there is a useful laundry/utility room.

There are four bedrooms on the first floor, including the principal with both fitted wardrobes and an en suite shower room, plus a family bathroom. The gravelled driveway provides ample off-road parking and access to the double-length garage.

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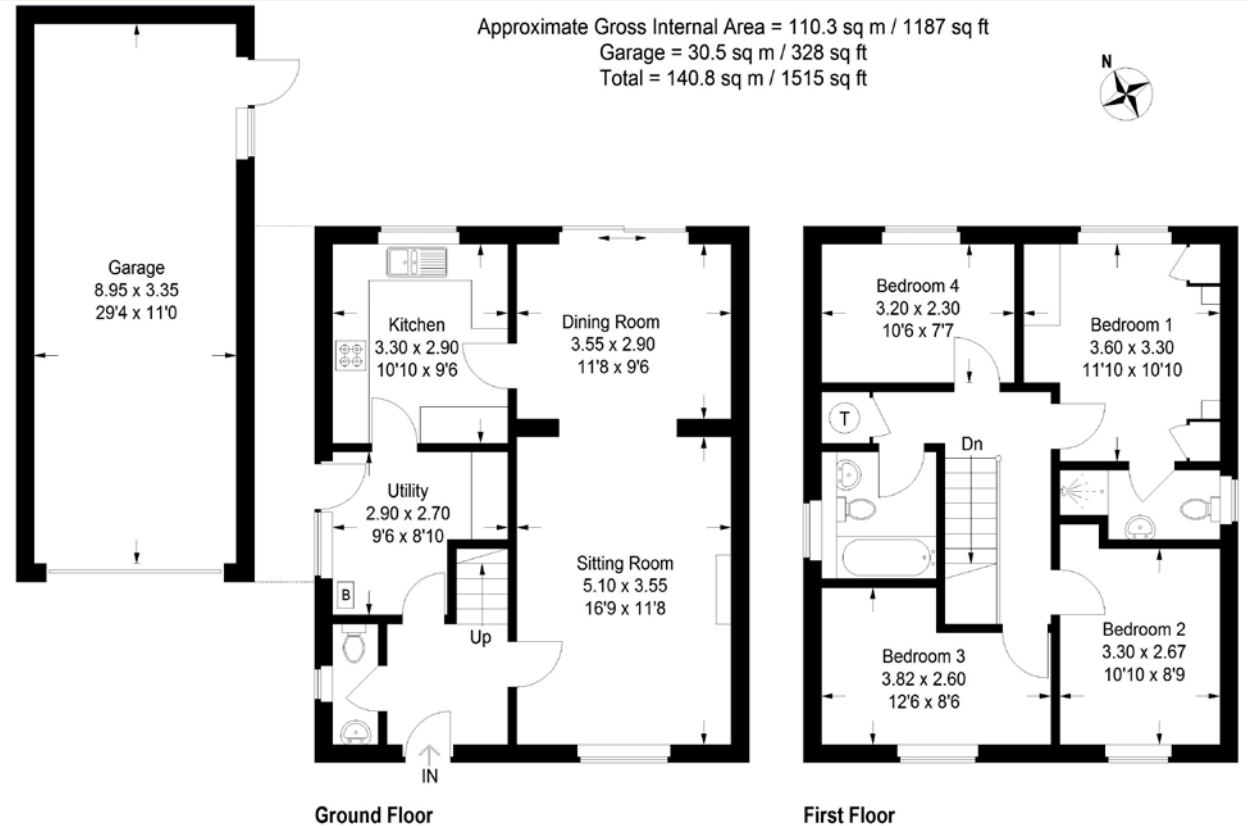
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THE VILLAGE

Ellington is a village and civil parish in Cambridgeshire, around 4 miles west of Huntingdon in Huntingdonshire, a non-metropolitan district of Cambridgeshire and historic county of England. The civil parish covers an area of 2,700 acres (1,100 hectares); much of it is grassland with some small woods in the south of the parish. Ellington sits within the catchment area for the Spaldwick primary school, and Hinchingsbrook Secondary School with bus service that transports children from the village each day. The village has a junction to the recently upgraded A14, giving excellent access to the A1 and onward to the M1/M6 and M11. Main line commuter train service to London's Kings Cross is available from both Huntingdon and St Neots. The airports of Stansted, Luton and East Midlands can be reached in just over an hour.



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. (ID1071496)
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