



Fenton Road, Warboys Huntingdon
£290,000 Freehold

**Sharman
Quinney**

Key Features



- Ground floor extension
- Annex potential
- New boiler in June 2023
- New fascia, soffits and guttering June 2022
- New roof insulation installed in July 2023

A spacious family home that has been cared for and well maintained ready for a family in need of bigger rooms or the annex potential downstairs that the ground floor extension on this property presents. Located on the edge of Warboys, this home offers a blend of countryside views and Village life with the local amenities for you to take advantage of.

Wet room - 1.96m x 1.98m

Kitchen - 3.46m x 3.36m

Living room - 4.59m x 3.31m

Dining room - 4.15m x 2.74m max



Bedroom one - 4.57m x 3.25m max
Built in cupboard space.

Bedroom two - 3.65m x 3.39m

Bedroom three - 2.40m x 2.72m max

Family bathroom

Landing

Airing cupboard and loft access

Outside

Large front garden and driveway for multiple vehicles.

Lovely enclosed rear garden with field views.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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