



Highgate Green, Elton

 **NEWTON FALLOWELL**

 4 2 2

Key Features

- Stunning Four Bedroom Stone Built Family Home
- Highly Sought After Village Location
- Private South Facing Rear Garden
- Garage and Off Road Parking to the Rear
- No Onward Chain
- Viewing Advised
- Council Tax Band - E
- EPC Rating - TBC
- Freehold

Offers in excess of £425,000





No Onward Chain Situated in the highly sought-after village of Elton, this impressive four-bedroom stone-built family home offers spacious and versatile accommodation throughout. Highlights include generous ground-floor living space, four well-proportioned bedrooms, a beautifully private south-facing rear garden, off-road parking and a detached garage.

The property is entered via a welcoming porch leading into the entrance hall, which provides access to the ground-floor reception rooms, a convenient WC and stairs rising to the first floor. To the right is a versatile room currently ideal for use as a home office or playroom. To the left, the spacious living room features a character fireplace, a front-facing window and patio doors opening out to the garden. The rear of the property is completed by a well-appointed kitchen diner offering ample storage and a range of integrated appliances, making it perfect for family living and entertaining.

The first floor opens onto a generous landing with access to all four bedrooms, three of which are spacious doubles. The principal bedroom, located at the rear of the property, enjoys views over the garden and benefits from a modern en-suite shower room. The accommodation is completed by a contemporary three-piece family bathroom.

Externally, the front of the property features a lawned garden with a pathway leading to the front door. The rear garden is mainly laid to lawn, extremely private and enjoys a desirable south-facing aspect. To the rear of the property there is off-road parking and a detached single garage, complete with power, excellent storage and a boarded loft.



Porch 1.88m x 1.43m (6'2" x 4'8")

Entrance Hall 4.61m x 2.74m (15'1" x 9'0")

Lounge 7.79m x 3.62m (25'7" x 11'11")

Home Office 3.53m x 2.03m (11'7" x 6'8")

Kitchen Diner 4.21m x 4.27m (13'10" x 14'0")



WC 0.94m x 2.08m (3'1" x 6'10")

Bedroom One 3.25m x 4.21m (10'8" x 13'10")



En-Suite 2.52m x 1.6m (8'4" x 5'2")

Bedroom Two 2.8m x 4.18m (9'2" x 13'8")

Bedroom Three 3.57m x 3.18m (11'8" x 10'5")

Bedroom Four 2.14m x 3.62m (7'0" x 11'11")

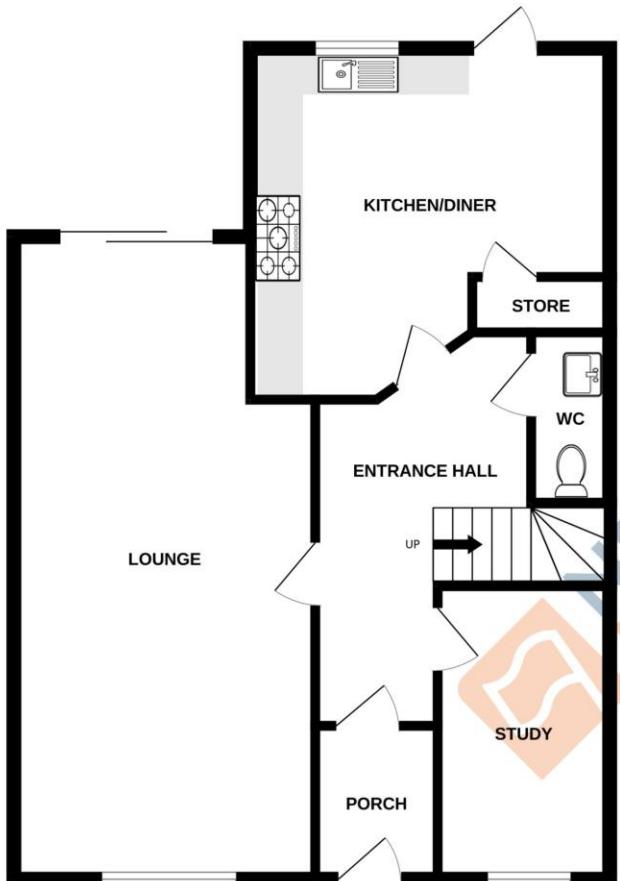


Bathroom 1.94m x 2.62m (6'5" x 8'7")

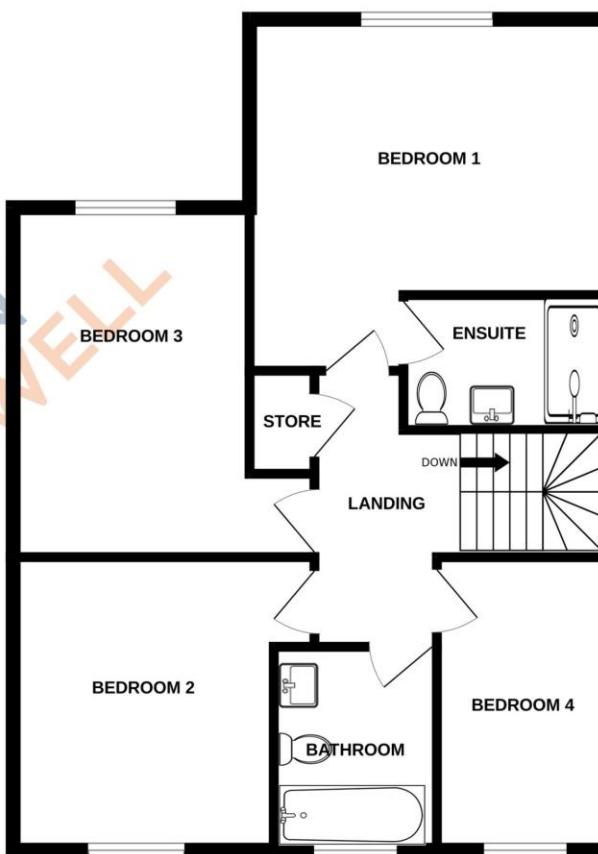




GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Huntingdonshire District Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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