



St. Anns Lane, Godmanchester - PE29 2JE

In Excess of £350,000



HARVEY
ROBINSON

St. Anns Lane

Godmanchester, Huntingdon

- Three Double Bedrooms
- Character Filled Property
- Two Reception Rooms
- Utility Room and Downstairs Cloakroom
- Well Presented Throughout
- Enclosed Rear Garden
- Popular Town Location
- Early Viewing Advised

Harvey Robinson Estate Agents in Huntingdon are delighted to present to the market this beautifully renovated three-bedroom semi-detached home, perfectly situated on St Ann's Lane, Godmanchester. Set over three floors and offering approximately 1224 sq. ft. of living space, this stunning property seamlessly blends modern finishes with charming character features.

On the ground floor, the home welcomes you with an inviting entrance hall leading to a spacious living room complete with a feature log burner. The hallway continues through to a generous dining room, which provides access to a well-equipped kitchen with additional dining space. Beyond the kitchen, you'll find a utility room and a convenient W/C. From here, doors open out to a large rear garden, featuring a patio area ideal for outdoor entertaining and a lawned area perfect for families or relaxation. The first floor offers a large master bedroom with a feature fireplace, a third bedroom currently being used as a study, and a modern family bathroom. On the second floor, the property features a further double bedroom alongside a stylish shower room, completing this spacious and versatile home.

Externally, the home offers an enclosed rear garden with an outbuilding. This property is a must see to truly appreciate and is offered with the added bonus of no onward chain. Please contact our Huntingdon office for further information or to arrange a viewing.





Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you.

Huntingdon mainline station with direct access to London is located within cycling distance of Godmanchester as are main road links such as the A1 and A14.

The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre which is characterised by the impressive Chinese bridge landmark that was originally built in 1827.

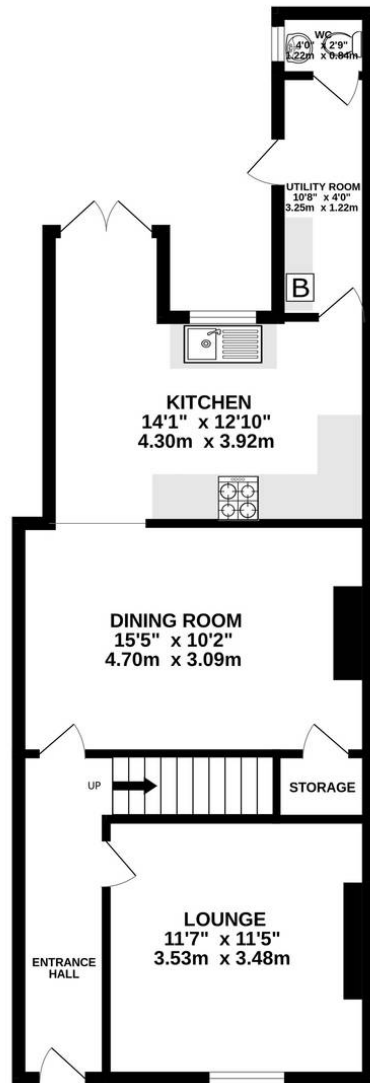
There are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse. It features four lakes and plenty of grassland with lots of habitat for a variety of wildlife. Godmanchester Riverside is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme.

Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone.

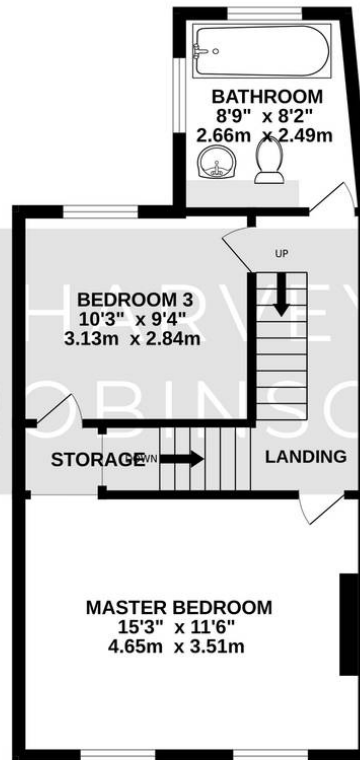
The schools in Godmanchester are well-regarded and you'll find three primary schools situated in the town, with Hinchbrook Secondary School located in Huntingdon. There's a dentist, doctors and a chemist all nearby too.



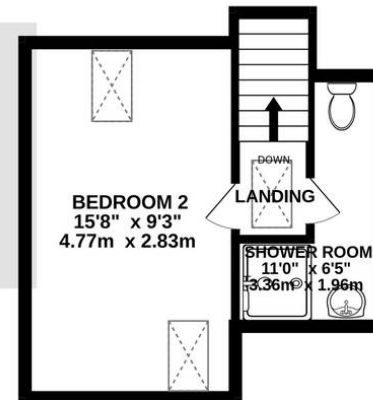
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

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Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants.

FAQ

Age of Property: Victorian

Tenure: Freehold

Council Tax Band: C

Vendors Onward Movements No chain

Primary School Catchment: Godmanchester

Secondary School Catchment: Hinchbrooke

Agent Note: Rewiring recently completed

Water Meter: Yes

What3Words: ///crashing.laminate.dices

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

