



3 Church Lane

Covington, Cambridgeshire PE28 0RT

Simpson
and Partners

3 Church Lane

Refurbished cottage with beautiful rear garden

 4  2  1



About the Property

A stylish country cottage. This outstanding and completely refurbished stunning residence is nestled away in this picturesque village of Covington a short drive away is the village of Kimbolton where you will find many local amenities to include shops, cafe's and sought after schooling. Backing onto rolling countryside and having undergone a full modernisation program with no expense spared to include high specification fixtures and fittings and character features. The hub of the house is the stunning light and airy open plan kitchen/dining/family room with bifold doors leading out the rear garden, bespoke units with solid wooden work tops, large island unit and tiled flooring, door leading through to large utility room and wc, to the front of the property is a sitting room with open red brick fireplace and wood burning stove. Stairs rising to the first floor leading to four bedrooms with bedrooms one and two having walk-in wardrobes, family bathroom and en-suite shower room to the master bedroom. The private rear garden over looks fields to the rear and has patio area with retaining wall, lawn with mature planting and trees and timber shed. Offered to the market with no chain an internal viewing is highly recommended.

Price: £595,000



Covington is a small village situated in the heart of the Cambridgeshire countryside yet within easy commute to Huntingdon offering amenities to include shops, restaurants and train station. The village has many countryside walks and is within a few minutes drive to the village of Kimbolton.







Situated conveniently for the local village of Kimbolton and the major road network links of the A45 and A1.







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Offices at:

Thrapston
01832 731222

Kettering
01536 518200

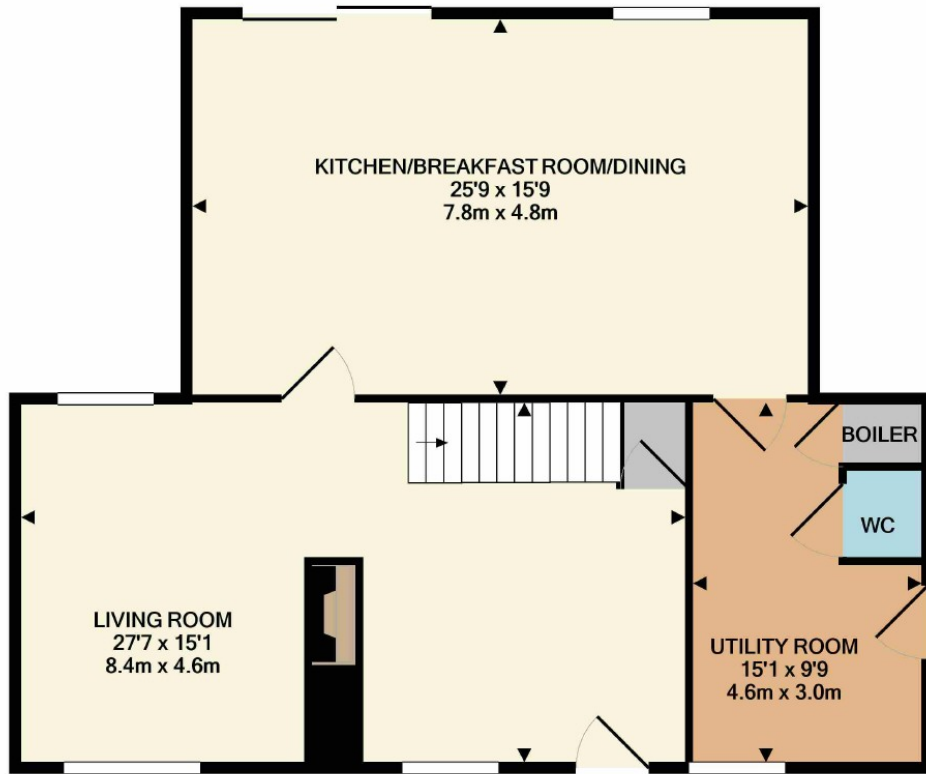
Burton Latimer
01536 722355

Corby
01536 202007

Wellingborough
01933 224953

Rushden
01933 418917

Northampton
01604 590888



GROUND FLOOR
 APPROX. FLOOR
 AREA 963 SQ.FT.
 (89.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 819 SQ.FT.
 (76.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1782 SQ.FT. (165.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
 Made with Metropix ©2021

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
and Partners**

Making Every
Journey Personal

01832 731222

thrapston@simpsonandpartners.co.uk

www.simpsonandpartners.co.uk

43-45 High Street, Thrapston, Northamptonshire, NN14 4JJ