



17 Stow Road
Kimbolton, PE28 0HU



Simpson & Partners



Large plot with private gardens. This rarely available detached bungalow is situated in the sought after village of Kimbolton with countryside walks on your doorstep and a short drive into the centre of Kimbolton where you will find many amenities and schooling. Further benefits include ample off road parking, garage with new flat roof and door, new facias and guttering and new boiler. A particular feature is the private rear garden with mature planting, shrubs and flowers, lawn, patio and timber potting shed. Boasting three good sized bedrooms with built in storage, family bathroom with shower over the bath. Light and airy living room with feature stone fireplace and patio doors leading out to the rear garden. Separate wc, open plan kitchen/dining room with sliding patio doors leading out to a sun room to the rear which in turn has access to the potting shed and garage. The kitchen is fitted with ample storage, space and plumbing for white goods and cooker. Externally to the front is a good sized driveway providing ample off road parking and single garage. Viewing is highly recommended to appreciate the location and potential on offer.

COUNCIL TAX BAND E

EPC RATING D

 3

 1

 2

Price £395,000



Kimbolton is a small town offering independent shops, cafes, pubs, doctors, dentist, doctors and schooling. Grade 1 listed Church and Kimbolton Castle which is of national historic importance with links to King Harrold, Henry V111 and Katherine of Aragon and has been a private school since 1951.

St Neots is approximately 9 miles away with train station and links into the capital in under an hour, along with further amenities.



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GROUND FLOOR
1266 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of blocks, 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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