



Woodbrook Shelton Road
Shelton, PE28 0NW



Simpson & Partners



The countryside awaits! With rolling countryside on your door step and wrap around gardens offering a high degree of privacy. Constructed in the 1970's this well maintained four bedroom detached home is situated in the Hamlet of Shelton. Offering scope to extend to the side and rear making this an ideal family home to grow into. This delightful detached home boasts four bedrooms, open plan living dining and good sized kitchen. Further benefits include ample off road parking, garage and private gardens. Enter the property into the hallway with stairs rising to the first floor and doors to; cloakroom, kitchen fitted with ample storage, range cooker and space and plumbing for white goods, tiled flooring and door to rear garden. The open plan living/dining room has large windows and French doors leading out to the rear garden flooding the room with natural light, stone feature fireplace. To the first floor are four bedrooms with the master affording en-suite shower room, family shower room is fitted with a three piece suite comprising of double shower cubicle with wc and vanity hand wash basin. The main feature of the property is the plot size giving the opportunity to extend or develop further including into the loft space. Single garage and off road parking with timber gated access leading the gardens which wrap around the property with gravel areas and timber shed, lawn area with mature shrub borders and trees. Viewing is highly recommended.

Council Tax Band E

EPC Rating D



4



2



1

Offers In Excess Of £535,000



Shelton is a rural hamlet on the Bedfordshire/Cambridgeshire/Northamptonshire border with Kimbolton approximately 6 miles away providing shops and sought after schooling. St Neots, Bedford and Wellingborough train stations are approximately 30 minutes drive taking you into the capital in under an hour. The Rushden Lakes development is close by with shops, restaurants and cafe's. Good road network links to the A6 and A45 leading to the M1/M6.

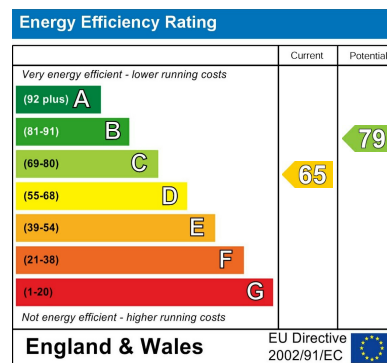


Simpson & Partners



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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 is given for their operability can be given. Made with Metaplan 2004.



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
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

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