



51 The Avenue

Leighton Bromswold, Huntingdon PE28 5AW



**Simpson & Partners**





Ticking all the right boxes. Occupying a fantastic position in the sought after village of Leighton Bromswold and backing onto rolling countryside. This stunning, extended home boasts generous proportions throughout. The current owners have undergone a full modernisation program with no expense spared. Further benefits include a newly built and extended garage and workshop, private gardens, off road parking and immaculate decoration throughout. Enter the property into the hallway with stairs rising to the first floor and doors to: living room with dual aspect and patio doors leading out to the rear garden, feature fireplace housing wood burning stove.

Kitchen/dining/family room fitted with ample storage units, built in oven, hob and extractor fan, space for a large dining table and chairs, doors leading to living room, storage cupboard and utility room. The utility room has further built in storage, sink, space and plumbing for washing machine and tumble dryer, tiled flooring, French doors to the garden and door to wc. To the first floor are three good sized double bedrooms with stripped wood flooring to the master bedroom and storage cupboard. Bedroom two boasts built in storage, and the spacious landing provides a light and airy space with potential to be used as a workspace. The fantastic four piece bathroom is fitted with a slipper bath, step up to shower area, wc and teak vanity unit with sink. Externally to the front is a landscaped garden with driveway providing off road parking for two vehicles, leading to a tandem garage. The oversized garage provides additional workshop space with window and doors to garden, and gives potential for use as a home office, games room or gym. The extensive south-facing rear garden offers a private aspect and open countryside views to the rear, patio area, lawn, shrub borders and mature trees including a variety of fruit trees, and separate vegetable garden with green house and shed. Viewing is highly recommended.

 3

 1

 1

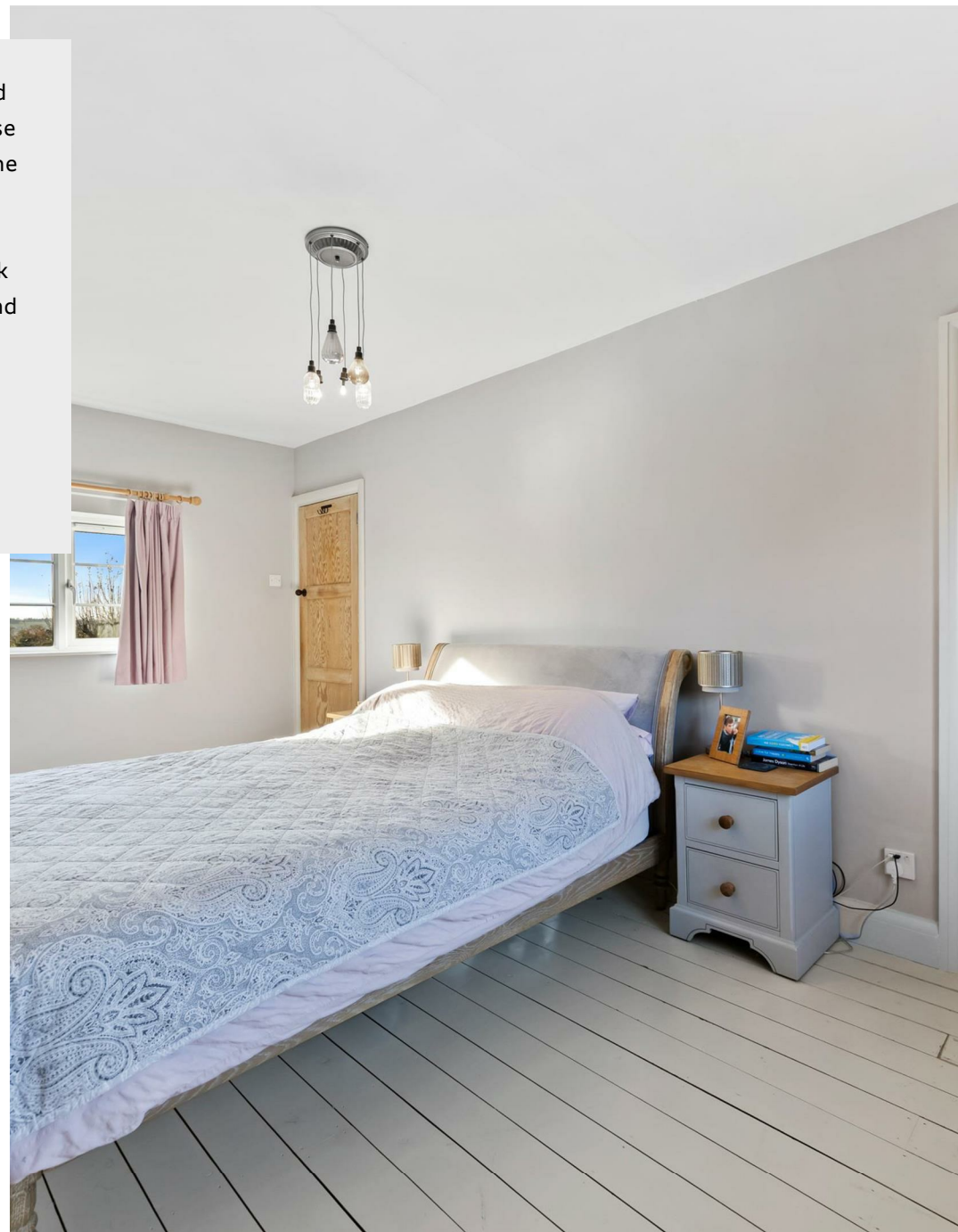
Price £435,000



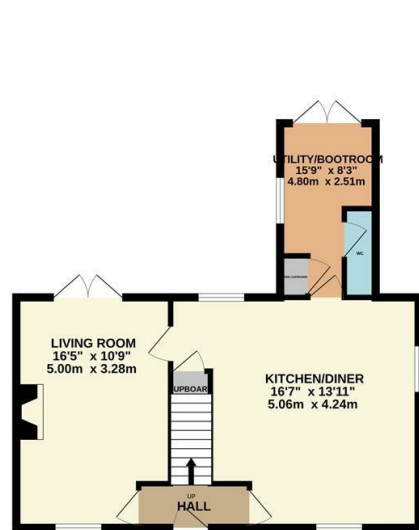




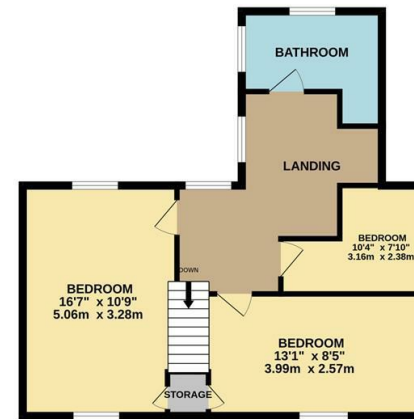
Leighton Bromswold is a sought after village nestled 10 miles west of Huntingdon and 7 miles north of Kimbolton, set in idyllic countryside offering fantastic walks. The house is located across the road from the village park and tennis court, and a short walk to the characterful village pub The Green Man, which is recently under new ownership. Offering many amenities in the nearby villages of Kimbolton, Spaldwick and Huntingdon to include schooling, shops, restaurants and cafes. The main road network links to the A14/A1, and excellent commuter links to Cambridge, Northamptonshire, and Peterborough. Within easy access train services are located in Huntingdon with direct trains to London.



GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.

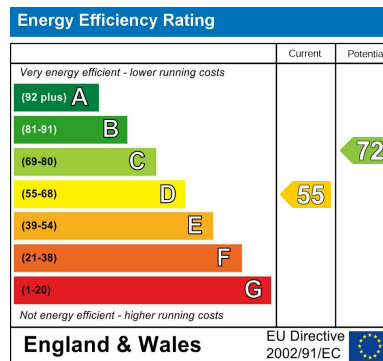


1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 sq.m.) approx.

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 guarantees as to their operability can be given.  
Made with MetroPix ©2024





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](mailto:thrapston@simpsonandpartners.co.uk)

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

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