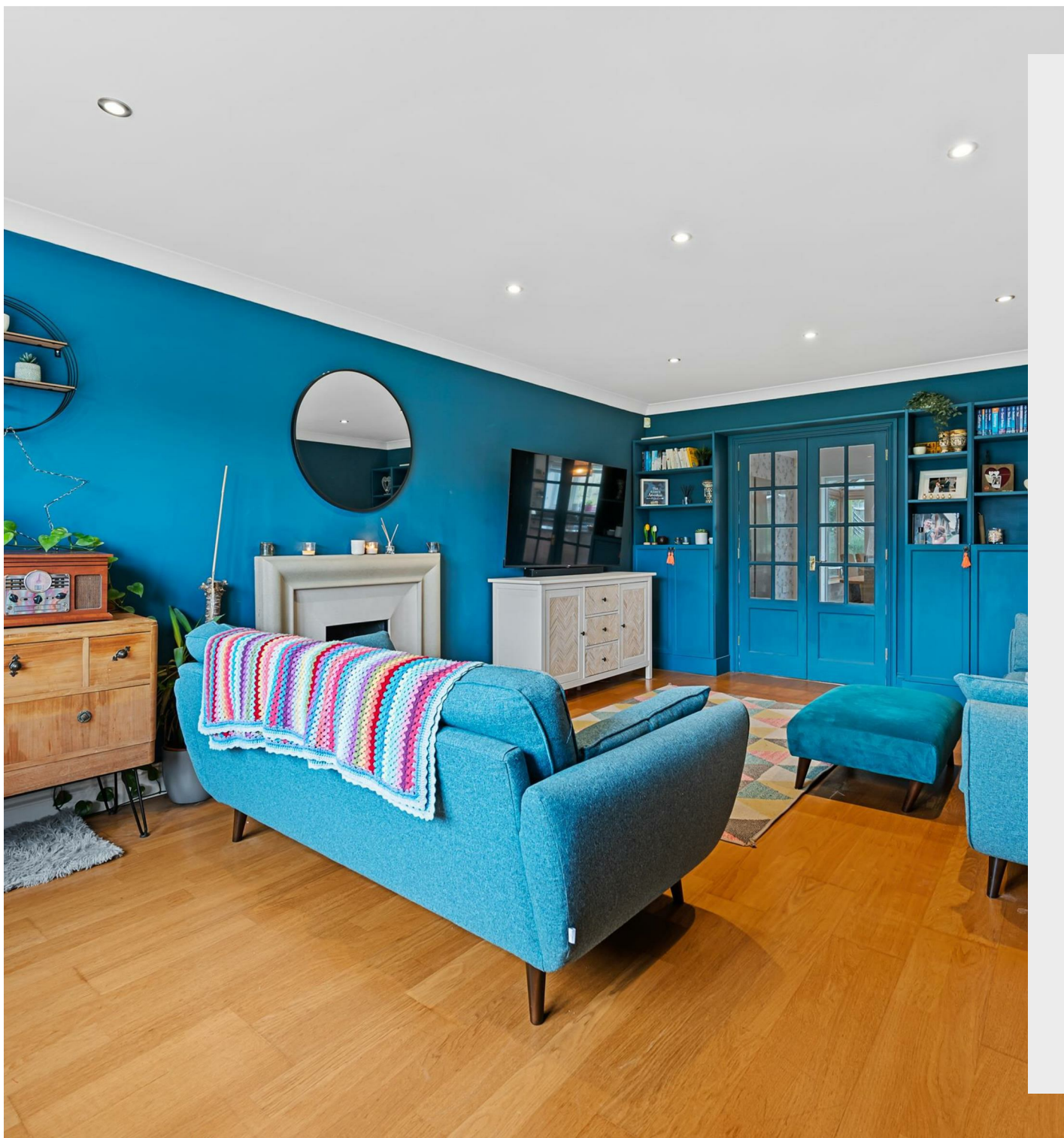




Middlefield Main Street
Old Weston, Cambridgeshire PE28 5LL



Simpson & Partners



A design and plot to impress. Set in this desirable position on an excellent sized plot in the sought after village of Old Weston. With countryside walks on your doorstep and major road network links the towns of Kimbolton and Oundle a short drive away providing further amenities. This five bedroom property not only boasts plot to impress but spacious and flexible accommodation with fantastic proportions and an immaculate interior throughout. Renovated to an exceptional high standard to include fabulous open plan kitchen/dining/family area and refitted en-suite. Enter into light and airy hallway with stairs rising to the first floor, timber flooring and doors to: downstairs wc, living room with dual aspect and feature fire place, fabulous open plan kitchen/dining/family room with the kitchen area boasting built in appliances and ample storage and breakfast bar, space for fridge freezer, tiled flooring and double doors to the conservatory overlooking the beautiful private established rear garden. Utility room fitted with storage and space and plumbing for white goods and door to study giving the opportunity to work from home. To the first floor is a spacious landing with built in storage and doors to five good sized bedrooms with built in storage to bedrooms one and three, refitted en-suite shower room to the master bedroom and lovely four piece contemporary family bathroom boasting walk in shower, free standing bath, wall hung wash basin and low level wc. The property sits on a good sized plot with large frontage accessed via timber five bar gate, gravel driveway providing ample off road parking, lawn area with trees and access to the rear garden. Double garage with electric door, power and light connected. The rear garden offers a private aspect mainly laid to lawn with shrub borders and mature shrubs and bushes, patio areas with pergola. Viewing is highly recommended to appreciate this stunning family home. Council Tax Band F. EPC Rating D.



5



2



3

Price £650,000



The village of Old Weston has many countryside walks on your door step and the towns of Kimbolton, Oundle and St Neots are a short drive away providing many further amenities to include shops, restaurants, pubs and sought after schooling. The train stations are located in Huntingdon and St Neots getting into the capital in an hour.



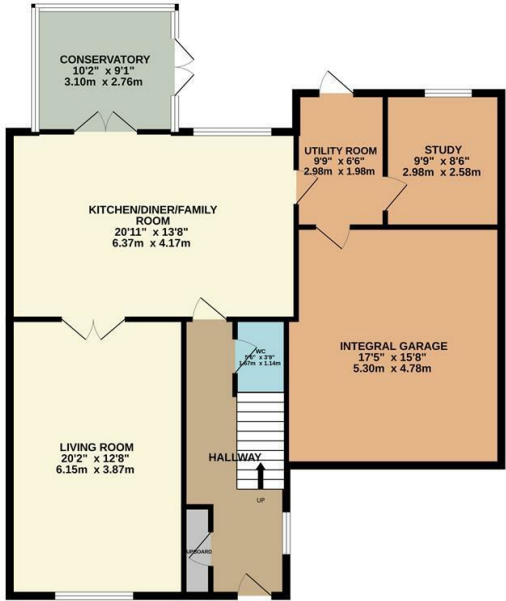
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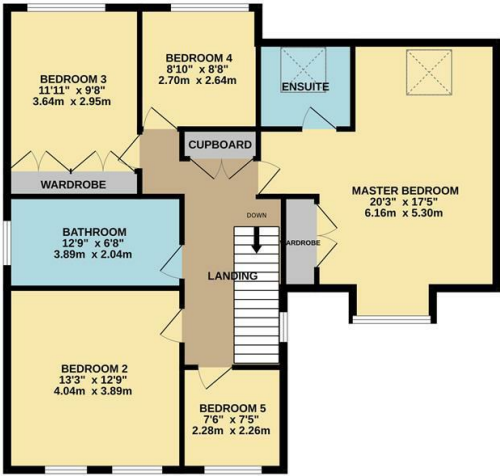
The major road network links of the A14 and A45 leading through to the A1/M1 and M6 are conveniently located.



GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



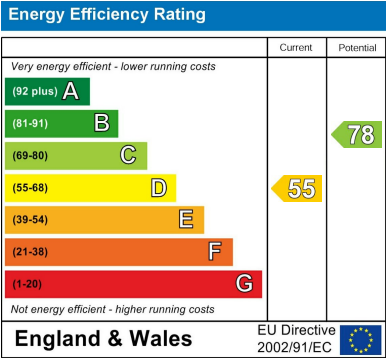
1ST FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 2167 sq.ft. (201.3 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 guarantee as to their operability can be given.

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