



RUSSELL KILLNER  
ESTATE AGENTS



## Primrose House Rookery Road

, Wyboston, MK44 3AF

Offers in excess of £300,000

\*\*\* IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY \*\*\* Located in the beautiful village of Wyboston, this charming rarely available three bedroom link detached family home comprises an entrance hallway, a generously sized lounge and an open family kitchen room. The kitchen features a range of high and low level soft closed units, an electric hob, dual electric fan ovens and an integrated dishwasher. Leading from the kitchen is a downstairs cloakroom and utility with space for a freestanding washing machine, tumble dryer and American style fridge freezer.

Upstairs offers a landing area, a beautiful example of two well kept double bedrooms, a single bedroom and a three piece family bathroom. The well maintained west facing rear garden is mainly laid to lawn with mature shrub borders and a patio area perfect for entertaining. This freehold property further benefits from electric heating, double glazing, a single garage and a hardstanding driveway with ample parking.

Council Tax: Band D  
Energy Supplier: EON  
Water Supplier: Anglian Water  
Broadband Supplier: BT

Want to know how much your property is worth?

Please contact us to arrange a FREE no-obligation valuation!

- Located in the beautiful village of Wyboston
- Rarely available three bedroom link detached family home
- Modern family kitchen room boasting an integrated dishwasher
- Downstairs cloakroom & Utility with space for all essential appliances
- A beautiful example of two well kept double bedrooms
- West facing rear garden with a superb patio area perfect for entertaining
- Single garage and a hardstanding driveway with ample parking
- An ideal location for countryside, family and dog walks
- On the doorstep of Wyboston Lakes Spa & Golf Course
- Within driving distance of St Neots train station which has access to London Kings Cross

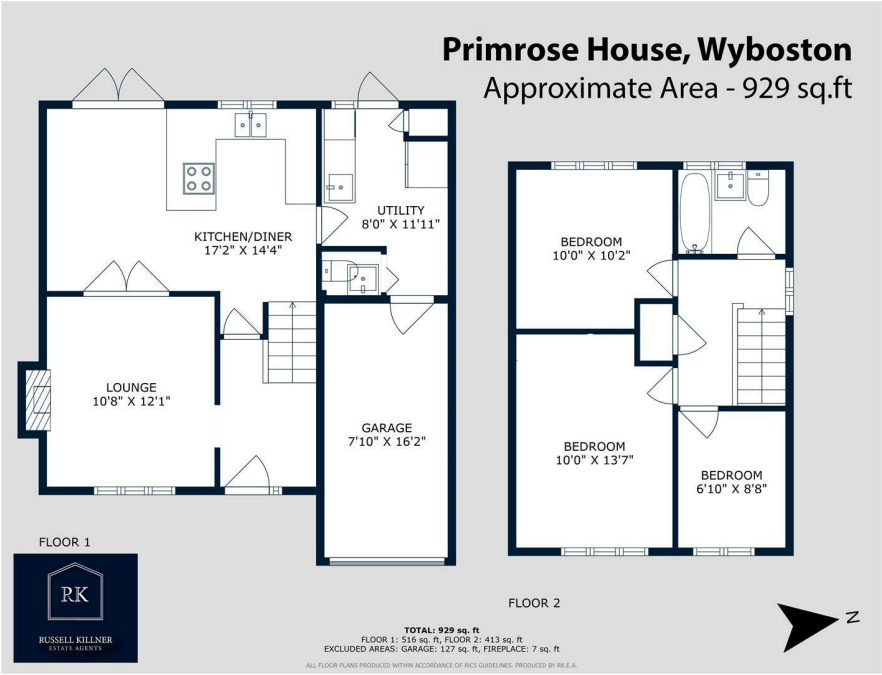
### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.





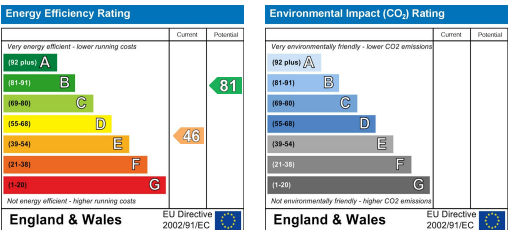
Floor Plan



Area Map



Energy Efficiency Graph



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