



Little Staughton Road, Colmworth, MK44 2LB  
£325,000

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LATCHAM  
DOWLING

ESTATE AGENTS

**\*\*\*ESTABLISHED AND EXTENDED THREE BEDROOM FAMILY HOME OFFERING A DECEPTIVE PLOT WITH OFF ROAD PARKING FOR 4-5 CARS AND WITHIN THIS CHARMING VILLAGE LOCATION\*\*\***

Set well back from the road, there's more to this mature family home than meets the eye!! As well as a generous and enclosed rear garden, there's also an 'additional' garden plot to the rear which is currently used as off road parking for up to five cars. As well as this, there's also a large front garden which could potentially provide additional off road parking if needed!!

The house itself has recently been updated with a brand new consumer unit and new thermostatically controlled electric convector heaters to the majority of the rooms, along with a gorgeous open fireplace in the lounge, an open plan kitchen/ dining room (with built in oven and hob), a deceptively spacious ground floor bathroom and a first floor cloakroom, a ground floor pantry/ store and three well proportioned bedrooms on the first floor.

Colmwoth is within minutes of the A1, only 25 miles from Cambridge, and handily placed, some seven or eight miles equidistant of Bedford and St Neots, for fast trains from both towns to London and elsewhere, and for the county town's world-renowned Harpur Trust private schools. The village is within the catchment area of other sought-after schools and has its own pre-school and nursery.

The friendly Colmwoth community are fortunate too, in their country park, village hall, playing fields and children's play area. Serious golfers have a challenging course on their doorstep, the less serious can pitch and putt, or simply relax at the 19th hole.

**Entrance Via**

**Entrance Lobby**

5'1 x 4'1 (1.55m x 1.24m)





**Entrance Hall**  
6'2 x 5'1 (1.88m x 1.55m)

**Pantry/ Store**  
5'5 x 3'0 (1.65m x 0.91m)

**Living Room**  
16'0 max x 11'11 (4.88m max x 3.63m)

**Kitchen/ Dining Room**  
12'4 x 9'3 (3.76m x 2.82m)

**Bathroom**  
10'8 max x 5'1 (3.25m max x 1.55m)

**First Floor Landing**

**Bedroom One**  
12'6 max x 11'11 (3.81m max x 3.63m)

**Bedroom Two**  
10'1 max x 9'3 (3.07m max x 2.82m)

**Bedroom Three**  
9'11 max x 7'0 (3.02m max x 2.13m)

**Cloakroom**  
5'10 x 3'0 (1.78m x 0.91m)

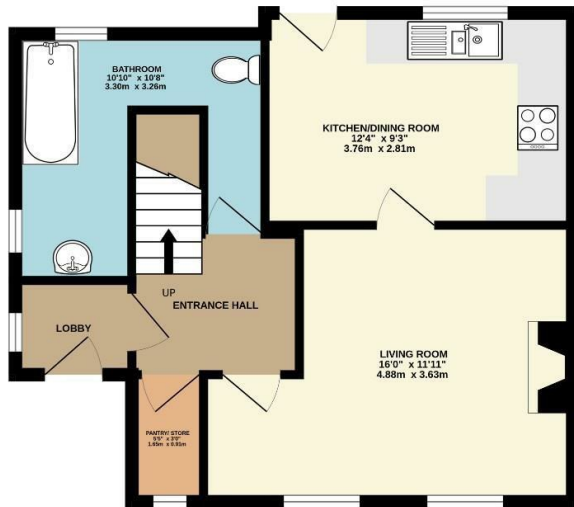
**Rear Garden**

**Additional Garden/ Parking**

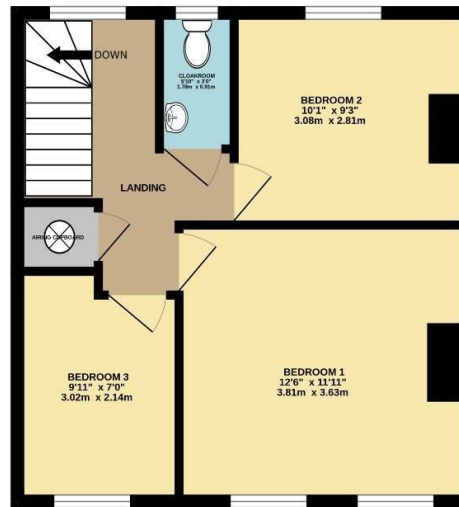
**Front Of Property**

**Agents Note**

GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.

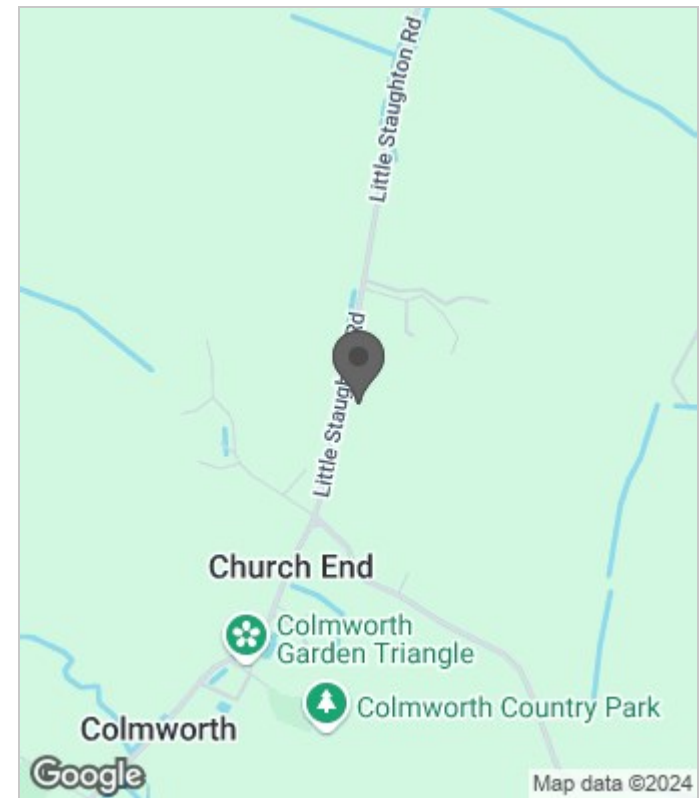


1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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