



Constables Leys, Kimbolton, PE28 0JG
£280,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****MODERN TWO BEDROOM TERRACED HOME IN QUIET CUL-DE-SAC LOCATION AND IN CLOSE PROXIMITY TO ALL THE LOCAL AMENITIES*****

This attractive two bedroom terraced home is tucked away toward the end of this quiet and secluded cul-de-sac and just a short safe walk (no need to touch a main road) from the High Street with all the independent shops and amenities this extremely sought after village has to offer and also just a stone's throw from Kimbolton Primary School.

The property is offered with NO ONWARD CHAIN and benefits from a re-fitted kitchen/ dining room with built in appliances, a double glazed conservatory, a re-fitted first floor shower room, enclosed South West facing rear garden, ideal for 'Sundowners' and with a separate brick built office/ studio/ business opportunity as it has it's own separate access, phone line and electricity connected. In addition there is a single garage and off road parking for up to two cars.

Viewing is essential to fully appreciate this charming property!!

Entrance Via

Entrance Lobby
4'2 x 3'4 (1.27m x 1.02m)

Living Room
12'3 x 11'9 (3.73m x 3.58m)

Kitchen/ Dining Room
11'9 x 10'8 (3.58m x 3.25m)

Conservatory
9'9 x 8'2 (2.97m x 2.49m)

First Floor Landing





Bedroom One
12'2 x 11'9 max (3.71m x 3.58m max)

Bedroom Two
7'3 x 6'11 (2.21m x 2.11m)

Shower Room
11'0 max x 4'6 (3.35m max x 1.37m)

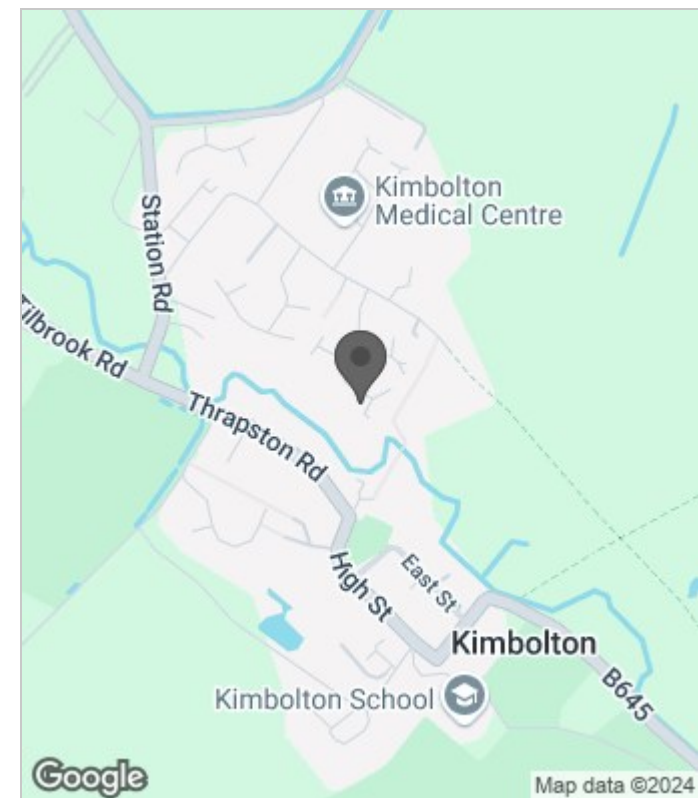
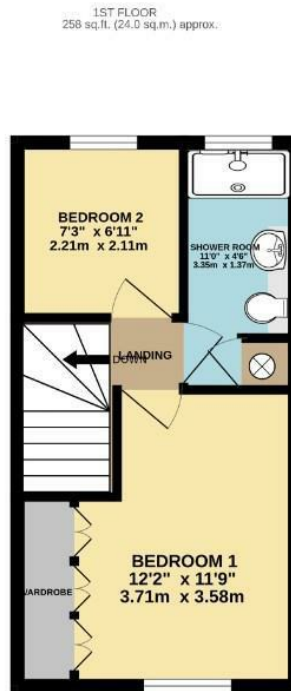
Rear Garden

Brick Built Office/ Studio
8'8 x 8'8 (2.64m x 2.64m)

Front Garden

Garage And Parking





TOTAL FLOOR AREA - 626 sq.ft. (58.1 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) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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