

HANNAH CARR

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3 The Lane

Easton, Cambridgeshire, PE28 0TY

FREEHOLD

Description

This deceptively spacious home in a pretty rural setting is situated on a peaceful lane and overlooks fields to the rear. Well presented throughout, this super home offers three double bedrooms and versatile living spaces.

The master bedroom and bathroom is currently on the ground floor, making it an ideal home for someone with mobility issues or for anyone wanting a little separation from the kids!

Upstairs, the two further generous rooms enjoy country views, and are separated by a large cupboard space which could be converted into a second shower room.

Downstairs, there is a well proportioned hallway with plenty of storage, a must for a busy family with lots of coats and shoes. From here you enter the living area, complete with an open fire and wonderful views over the garden and fields beyond. The modern and well equipped kitchen is just off of the dining area, and the current owners have added a handy lean to/ conservatory - perfect as an additional living space or separation between the garden and the home.

Outside, the large rear garden is zoned into family friendly areas, including a fenced vegetable plot with raised beds and a private seating area to the rear, making the most of the views. To top it off there is a driveway to the front of the property with space for two or more cars.

Easton is a beautiful village which is conveniently located for access onto the A14, and regular fast trains into London from Huntingdon station. Kimbolton School and village is also easily accessible, and the school bus stops in the village for Hinchingsbrooke secondary school. There are also a good selection of primary schools available, all in nearby villages of which Spaldwick Community School would be in catchment for this property.

The village itself has a good local community and active church, and the surrounding countryside offers a wealth of fabulous footpaths and bridleways to explore, including access onto Grafham water and local neighbouring villages where you can grab a pub lunch or a drink or two to set you up for the walk home.

Useful Information

A defibrillator is fixed to the property courtesy of the current owners and is maintained by the parish council. If you do not want to provide the space for this, it can be removed prior to purchase.

Features

- ✓ Good Road and Rail Links
- ✓ Open Fireplace and Field Views
- ✓ Well Presented Semi Detached Home
- ✓ Excellent Local Schools
- ✓ Generous Gardens
- ✓ Off Road Parking
- ✓ Three Double Bedrooms

To request a viewing please get in touch:



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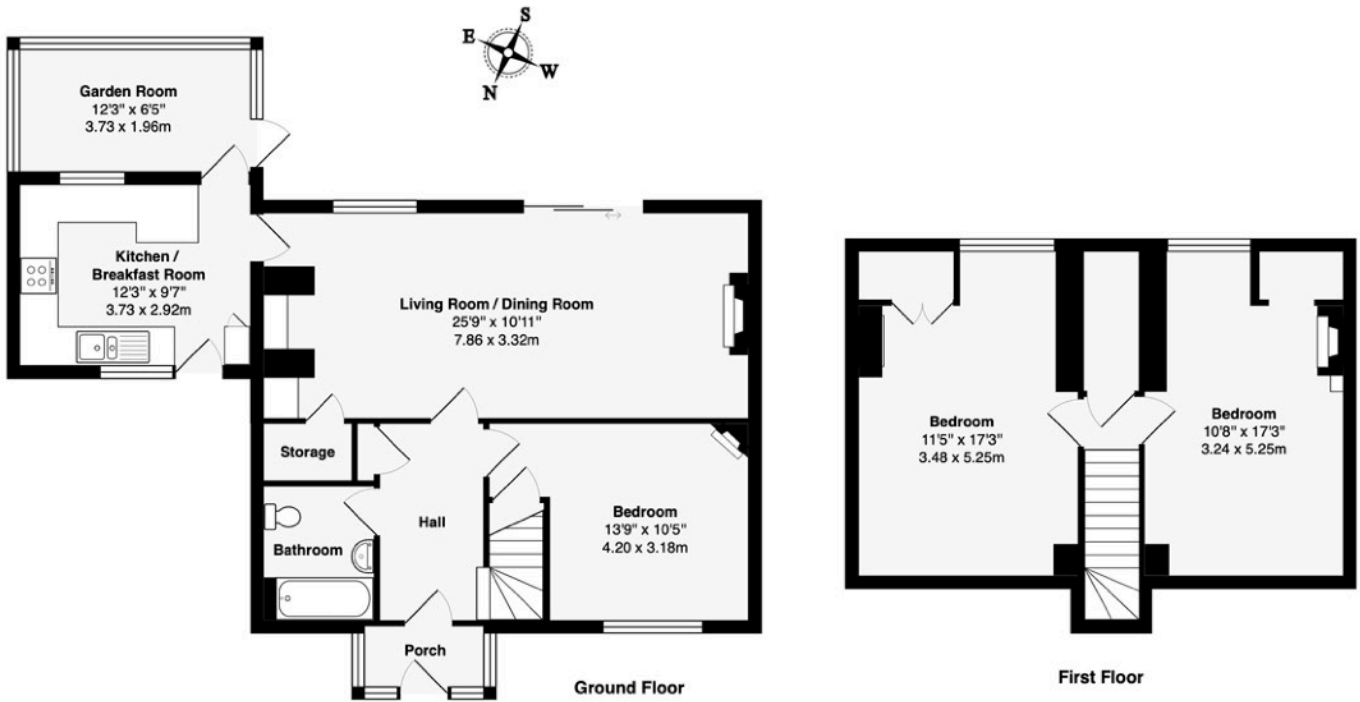












Approximate Area: 1243 ft² ... 115.5 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
 All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
 Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart