

HANNAH CARR

POWERED BY
exp [®] UK



33 Station Road
Catworth, Huntingdon, PE28 OPE
FREEHOLD

Description

This rarely available, individual property was built by the current owner and has been a well loved family home for over 30 years. Situated in a sought after village and within easy reach of great local schools and road links, this super home is perfectly located for country life if you also want good connections and amenities nearby.

On entering the property you are greeted with a spacious entrance hall which leads to the various rooms including a good size lounge, a separate snug/ study and the kitchen and utility. There is also a downstairs WC - everything you need for a growing family.

Upstairs, there are four bedrooms and two bathrooms, with the option to remove the fourth bedroom and reconfigure the space to create a larger master suite if that would suit you better. Most of the bedrooms boast field views and the master is fitted with built in wardrobes.

Outside, the garden stretches to the rear and side of the property, offering a private, enclosed space with the potential to open up the rear to make the most of the views. Sitting back from the road, there is also some garden space and a good size gravel drive to the front and side of the property.

Catworth is a friendly, social village which offers a wonderful community and good local amenities. Within the village there is a pub which is run by local farmers bringing their local meat to the local plate, a refill and local produce shop selling fruit and veg grown on the land, a car garage and the mobile post van visits every week.

The sports field, pavilion and play area is a well used facility for the kids, or if you want to get involved in the local football or cricket teams. There are also regular groups and classes that run from the village hall which is also available for hire for events.

Catworth is located within easy reach of the A14 and major road and rail links and local schools. A school bus runs to Hinchbrook school and Brington Primary, and the neighbouring village of Kimbolton offers a fantastic independent school and further amenities.

Property Composition

Price: £475,000

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Features

- ✓ Versatile Living Areas
- ✓ Field Views
- ✓ Sought After Village Location
- ✓ Four Bedroom Detached Home
- ✓ Private and Enclosed Rear Garden
- ✓ Off Road Parking

To request a viewing please get in touch:



01480 597 799



hannah.carr@exp.uk.com

www.hannahcarr.exp.uk.com

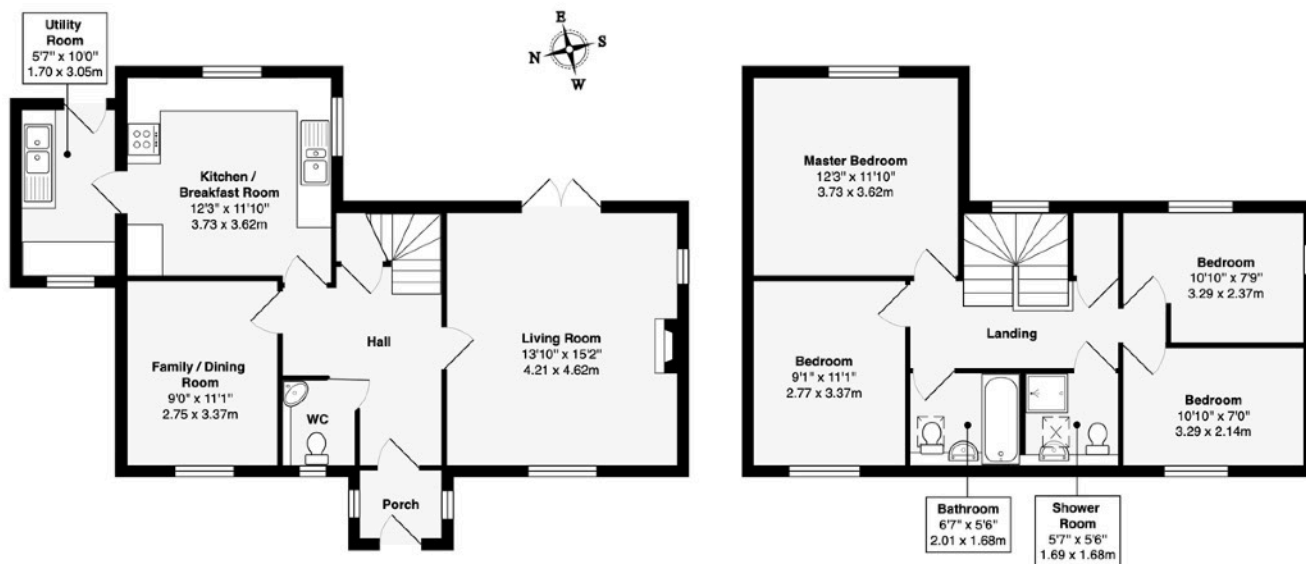












Approximate Area: 1283 ft² ... 119.2 m²

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.
 MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

© MK Property Photography | www.mkpp.co.uk