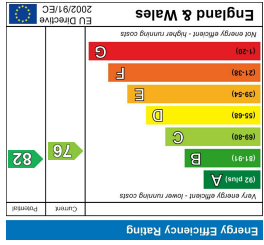


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



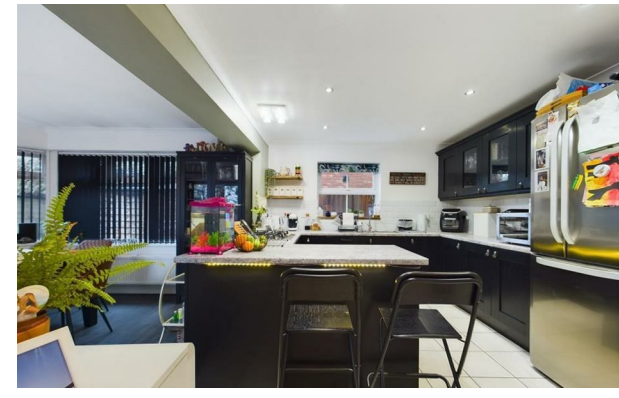
## 10 Harris Close

Newborough, PE6 7AJ

City and County are delighted to present for sale this unique, detached three storey family home, located on a private residential Cul-de-Sac in the popular village location of Newborough. The property benefits from being in the popular Arthur Mellows Village College Academy catchment (Ofsted rated outstanding).

This luxury family dwelling has versatile and generous accommodation throughout, briefly comprising a spacious 20ft reception hall, a two-piece suite modern cloakroom, and a 16ft living room. The kitchen is fully fitted, with the added benefit of a breakfast bar. There is an archway leading to a breakfast/dining area, and off the kitchen is a utility room with a connecting door to the 20ft garage. Carpeted stairs lead to the first floor accommodation comprising a spacious landing, with three double bedrooms, and a modern family shower room. The master bedroom benefits from an L-shape dressing room and an en-suite shower room. Stairs to the second floor and landing area, with two further double bedrooms with dormer windows to the front elevation, and a four-piece suite bathroom. Outside to the rear is a lovely and well thought out patio garden, including a large timber chalet style outbuilding (by separate negotiation) approximately 4m x 4m, currently used as an office, perfect for todays flexible work from home trend, light power and internet are connected. Power feed to a hot tub (by separate negotiation). To the front is a good-sized treble width block paved driveway, providing ample parking for three plus vehicles. A superb family home - early viewing advised!

**Reception Hall**  
19'10" x 7'0"



**Living Room**  
16'4" x 11'10"

**Cloakroom**  
5'7" x 2'7"

**Kitchen/Breakfast Room**  
10'6" x 19'4"

**Dining Area**  
13'1" x 10'10"

**Utility Room**  
7'2" x 9'1"

**First Floor Landing**  
19'10" x 7'1"

**Master Bedroom**  
16'5" x 12'2"

**Dressing Room**  
10'7" x 4'8"

**En-Suite Shower Room**  
7'3" x 6'8"

**Bathroom**  
7'3" x 7'0"

**Bedroom Two**  
14'0" x 9'5"

**Bedroom Three**  
13'7" x 9'3"

**Second Floor Landing**  
17'2" x 7'1"

**Bedroom Four**  
17'2" x 9'3"

**Bedroom Five**  
10'5" x 11'10"

**Bathroom**  
6'7" x 11'10"

**Office/Studio/Cabin**  
9'4" x 12'8"

**Garage**  
19'1" x 8'9"

**EPC - C**  
76/82

**Tenure - Freehold**

