



56 Station Road
Catworth, PE28 OPE



Christie Taylor
Partnered With
Simpsons
Property Experts

This exceptional five-bedroom detached residence with double garage is presented in immaculate condition and offered for sale with no onward chain. Designed to impress, the home features a welcoming entrance hall, versatile reception spaces, a superb open-plan kitchen/dining/family room and a utility room. The first floor enjoys a sitting room with balcony overlooking open fields, a luxurious principal suite with ensuite bathroom, and two further double bedrooms including one with ensuite shower room. The second floor provides two additional doubles and a stylish shower room. Outside, the property boasts a landscaped frontage with driveway for four cars, a double garage, and a private rear garden with patio framed by manicured hedging.

- Countryside Views
- Double Garage
- Five Bedrooms
- South-West facing rear garden
- Under-floor heating throughout
- Balcony
- High specification finish
- Air Source Heat Pump
- Smart home enabled

£900,000



5



4



3



GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	79	
(55-68) D		
(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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Tel: 01480 589584

Email: kimbolton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/kimbolton

