

oakhearts



£375,000

Offers Over  
New Barnes Cottages, Conington



OAKHEART PROPERTY are thrilled to offer for sale this discreetly positioned 3 bedroom detached family home that would benefit from modernisation and has plenty of scope to extend. Located just outside the beautiful village of Conington, around twenty minutes drive from central Cambridge.

The property provides spacious accommodation with a feeling of light and space throughout. Extending to 1100 square feet of accommodation, the property occupies a delightful setting,

nestled along a quiet country leading to the village.

Upon approach, there is parking for multiple vehicles, there is post and rail fencing to the front garden, with access to the front door. On entering the property, you have the first reception room, leading to the living room, and kitchen. On the first floor you have three good sized double rooms, all with views to the surrounding countryside. The large family bathroom is also on the first floor.

The property sits nicely within the plot, with wonderful views of the surrounding countryside.

Oil Fired Central Heating

Conington is an English village and civil parish in the Cambridgeshire district of Huntingdonshire. Conington lies about 10 km south of Peterborough and 3 km north of Sawtry. It is within earshot of the A1, part of the Great North Road, which follows the course of the Roman Ermine Street.







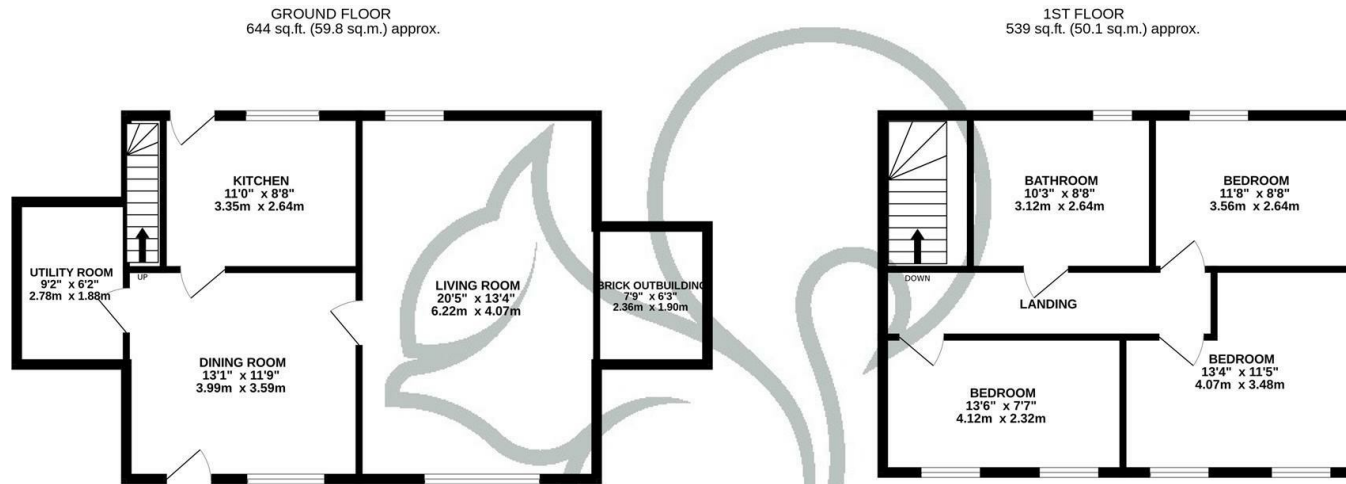




**Local Authority:**  
South Cambridgeshire

**Tenure:**  
Freehold

**Council Tax Band:**  
D



**TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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