



Church Lane, Arrington, SG8 0BD

welcome to

Church Lane, Arrington

A deceptively spacious 4 bedroom detached family home with 2 receptions, two double garages and gardens to rear and side. Viewing is recommended at the earliest opportunity.



**Covered Entrance
Door To Entrance Hall**

Spacious entrance hall with stairs off to first floor landing with understairs recess. Radiator.

Cloak Room

Suite comprising low flush WC, wash hand basin, wall and floor tiling. Radiator. Window to side.

Lounge

16' 5" x 12' (5.00m x 3.66m)

Dual aspect lounge with feature fireplace with hearth and surround with mantle over, two single radiators, sliding double glazed doors to rear and double glazed windows to front.

Dining Room

10' 5" x 10' (3.17m x 3.05m)

Radiator. Double glazed window to rear.

Kitchen

10' 5" x 8' 8" (3.17m x 2.64m)

Fitted kitchen comprising built in oven and hob, One and a half bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, wall and floor tiling and double glazed door to rear.

Utility Room/Boiler Room

Space and plumbing for automatic washing machine and tumble dryer. Oil fired boiler for central heating and domestic hot water. Window to side.

Bedroom Four

9' 2" x 8' 9" (2.79m x 2.67m)

Radiator. Double glazed window to front.

Staircase To First Floor

Radiator. Airing cupboard. Hatch to loft. Double glazed window to front.

Bedroom One

16' 10" x 8' 10" (5.13m x 2.69m)

Dual aspect room with fitted wardrobes, dressing table and over head cupboards, two separate radiators, double glazed window to front, door to ensuite.

En-Suite

Suite comprising shower cubicle, concealed cistern WC, wash hand basin set into vanity unit, radiator and double glazed window to rear.

Bedroom Two

14' 3" x 8' 6" plus depth of wardrobes (4.34m x 2.59m plus depth of wardrobes)

Radiator. Double glazed window to rear.

Bedroom Three

10' 5" x 7' (3.17m x 2.13m)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising bath with separate shower over, concealed cistern WC, wash hand basin set into vanity unit, wall tiling, radiator and extractor fan.

**Outside
Gardens**

Lovely gardens which extend to three sides of the property and there is a detached timber shed and greenhouse together with oil tank. The majority of the garden is laid to lawn with a variety of shrubs to borders, gate for side access, personal door to detached double garage.

Garages

A particular feature of the property are the two double garages, one of which is attached to the main residence which could be converted into accommodation subject to planning permissions. There is a separate detached double garage together with generous off-road parking.



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welcome to

Church Lane, Arrington Royston

- Deceptively spacious detached family home.
- Sought-after village location within short walk of Wimpole Hall Estate.
- 4 bedrooms.
- 2 reception rooms.
- Fitted kitchen and separate utility room.

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109813 - 0007

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