



Total area: approx. 403.8 sq. metres (4347.0 sq. feet)

Ground Floor

- Entrance Hall
- Lounge
7.24m (23'9") x 4.55m (14'11")
- Refitted Kitchen
8.80m (28'10") x 3.05m (10')
- Dining Room
6.10m (20') x 4.64m (15'3")
- Bedroom 3
5.17m (17') x 3.05m (10')
- Bedroom 4
4.42m (14'6") x 3.34m (10'11")
- Refitted Bathroom
2.50m (8'3") x 2.41m (7'11")
- Rear Lobby
2.35m (7'9") x 1.33m (4'4")
- Boiler Cupboard
- Utility Room
3.55m (11'8") x 2.87m (9'5")
- Office
5.80m (19') max x 2.97m (9'9")
- Former Garage/Store Room
5.53m (18'2") x 3.41m (11'2")

First Floor

- Landing
- Airing Cupboard
- Refitted WC
- Shower Room
3.44m (11'3") x 2.27m (7'5")
- Bedroom 1
4.60m (15'1") x 3.73m (12'3")
- Dressing Room (Some Restricted Head Height)
4.03m (13'3") x 2.85m (9'4")
- Bedroom 2
3.82m (12'6") x 3.06m (10')
- Large loft space with restricted head height
- Further Information
Tenure: Freehold
Council Tax Band: F
EPC Rating: C
Heating Type: Oil fired central seating
Agents Note: The current owner believes the access and road on Mill End Close is under the title of this home, and the current owner generally upkeepes the land. However, repairs are shared between the three properties
What Three Words: crass.lows.submerge

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£750,000

MILL END CLOSE

WARBOYS, PE28 2FP

PROPERTY SUMMARY

Ellis Winters Exclusive is delighted to offer for sale this stunning, individually built home in a rarely available location. Occupying a handsome 0.8 of acre plot (approx. and STS), and measuring over 4,300 SQFT, this property features versatile accommodation throughout. There is a lounge with a good size feature open fire place, a refitted kitchen/breakfast room with granite work surfaces, and integrated appliances including a fridge/freezer, and dishwasher, this area opens to a dining/family room. Accommodation continue with an office, a store room, a utility room, a refitted ground floor bathroom, and two ground floor double bedrooms. On the first floor, there are two further double bedrooms, bedroom one features a walk-in dressing room and bedroom two provides access to the large loft space, there is also a refitted shower room and a refitted WC to the first floor. Outside, the property is fully enclosed with gated entrances from two sides, the grounds are very well maintained with large lawn areas, feature flower beds, trees, shrubs, and hedges, and large patio seating areas. There are vast gravelled driveways, a garage block featuring a double garage with electric doors, with power and light connected, a single garage with an electric door, with power, light and a Tesla EV charging point connected, and workshop with power and light connected.

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