



LITTLE GABLES

ELTON | CAMBRIDGSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

LITTLE GABLES | BACK LANE | ELTON | PE8 6RH

A modern detached house with versatile accommodation, large, south-facing garden, plenty of parking and a double garage, set within a favoured village.

Hall | Living Room | Snug/ Dining Room | Kitchen/ Breakfast Room | utility | Conservatory | Cloakroom

~

Landing | Master Bedroom Suite | Two Further Double Bedrooms | Study / Bed 4 | Family Bathroom

~

Parking | Double Garage | South-facing Garden



Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS

12 Market Place, Oundle, PE8 4BQ

WOODFORDANDCO.COM



The Property

Little Gables is a modern, detached house with comfortable accommodation set over two floors. The property has been updated over time and offers double-glazed doors and windows, and has oil-fired central heating. The layout gives a degree of versatility in how the rooms can be used.

The front door opens to the hall, which provides access to the principal ground floor rooms. The living room is the right and enjoys a dual aspect with a windows overlooking the front and rear gardens. The wood burning stove adds to the cosy and traditional feel. Across the hall is the dining room or snug, currently used as an office. This has a large window to the front. The kitchen/ breakfast room offers a range of wall and base units with worksurfaces and inset sink. There is space for a range cooker with extractor above. There is plumbing and space for the dish washer and a fridge freezer. The kitchen is open to the conservatory which currently serves as a dining room, with additional space for comfortable chairs. The utility room has storage and space for the usual appliances and a door opens to the garden. The cloakroom is to one side.

Stairs lead from the hall to the first floor landing. The principal bedroom suite is a lovely size and offers a view over the rear garden. A fitted wardrobe provides storage and a door leads through to the ensuite shower room. The second and third bedrooms are double rooms, with large windows. There is a small fourth bedroom or study, with a sky-light. These rooms have use of the family bathroom.

Little Gables faces on to Back Lane, and has a low stone wall along the boundary. The tarmac drive provides plenty of parking for possibly 6 cars, and good turning space, before leading on to the detached, double garage. The rear garden is a wonderful feature of this superb home. It faces south and offers a patio spanning the back of the house. The halfway down the lengthy lawn there is a further patio with pizza oven, covered by a pergola, proving a degree of shade when dining outside. The garden is a great size for children to play and is secure with a high timber fence to the boundaries.

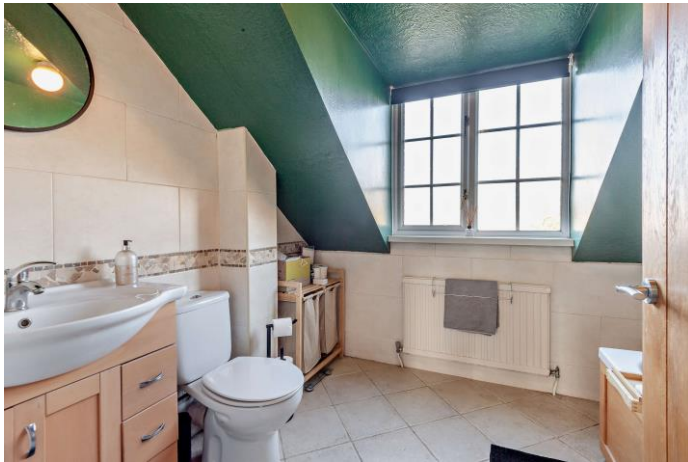
Services	Council Tax	EPC	Tenure
All mains services connected Oil-fired central heating.	Band E	Band D	Freehold, with vacant possession

Viewings

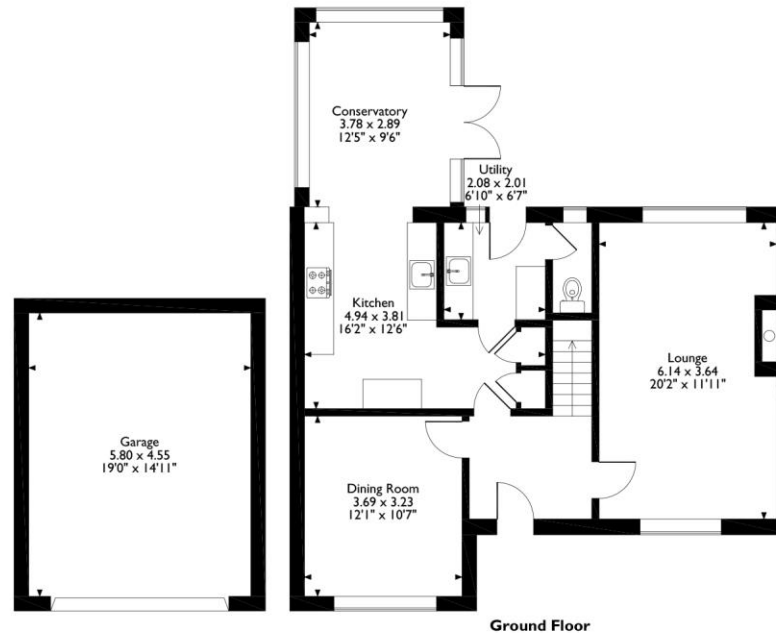
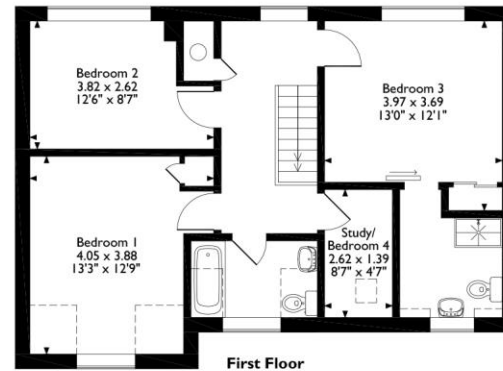
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com







Approximate Gross Internal Area
Main House = 134 Sq M/1442 Sq Ft
Garage = 26 Sq M/280 Sq Ft
Total = 160 Sq M/1722 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Woodford & Co has any authority to make or give representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS