



22 Station Road
Catworth, PE28 0PE



Simpson & Partners



Plot size and location to impress! This well presented detached home is set on a large corner plot with gated access boasting ample off road parking and garaging, having potential to extend (subject to local authority planning permission). Offering four bedrooms with two receptions rooms and conservatory to the rear, situated in the heart of the sought after village of Catworth with lovely countryside walks on your doorstep. Enter the property into porch giving access to the spacious hallway with stairs rising to the first floor and doors to: dining room set to the rear with patio doors leading to the glazed conservatory having views over the rear garden. Double doors lead from the dining room into the light and airy living room set to the front with lovely bay window and feature fireplace. Dual aspect kitchen/breakfast room fitted with ample storage and built in appliances to include double eye level oven, tiled flooring to the kitchen area and laminate flooring to the dining area, door to rear garden. Useful good sized utility room leads from the dining room with door to garden and down stairs wc complete the ground floor accommodation. To the first floor are four very good sized bedrooms with the guest bedroom having built in units housing wash hand basin, built in storage to bedrooms three and four, family bathroom fitted with a modern four piece suite comprising of bath, corner tiled shower cubicle, wc and vanity wash basin. The plot is the main feature of this property with the front garden enclosed by wrought iron railings and gates leading to large driveway providing ample off road parking and leading to double tandem garage. Patio and lawn area with mature planting, large timber summer house/shed set to the side. The extensive rear garden has large patio ideal for alfresco dining and lawn with further shed and mature planting. Viewing is highly recommended.

Council Tax Band E

EPC Rating D



4



1



2

Price £625,000



The village of Catworth serves as a hub for school bus pick-ups to Brington primary school, Hinchingbrooke secondary school and Kimbolton public school and is within easy reach of the A14 and A1 which offers good access to Cambridge/M11 and the M1/M6. Regular fast trains run into London Kings Cross from Huntingdon, St Neots and Kettering. There are three international airports within an hours drive.

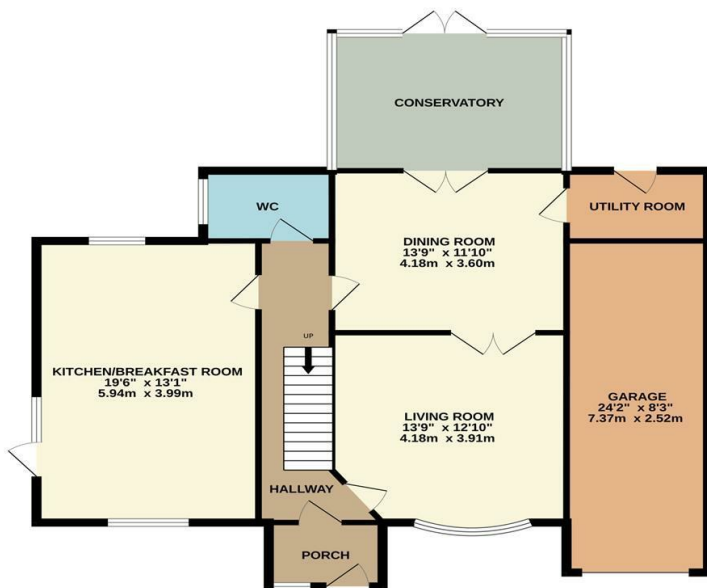




The village community is thriving, with a regular bi-weekly farmer's market, Village hall with a variety of activities and CATS amateur dramatic society, and playing fields with floodlit 5-a-side/tennis court. Catworth is surrounded by a wealth of footpaths and bridal ways to explore, and the neighbouring town of Kimbolton offers a lovely selection of shops and eateries.



GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(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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01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ