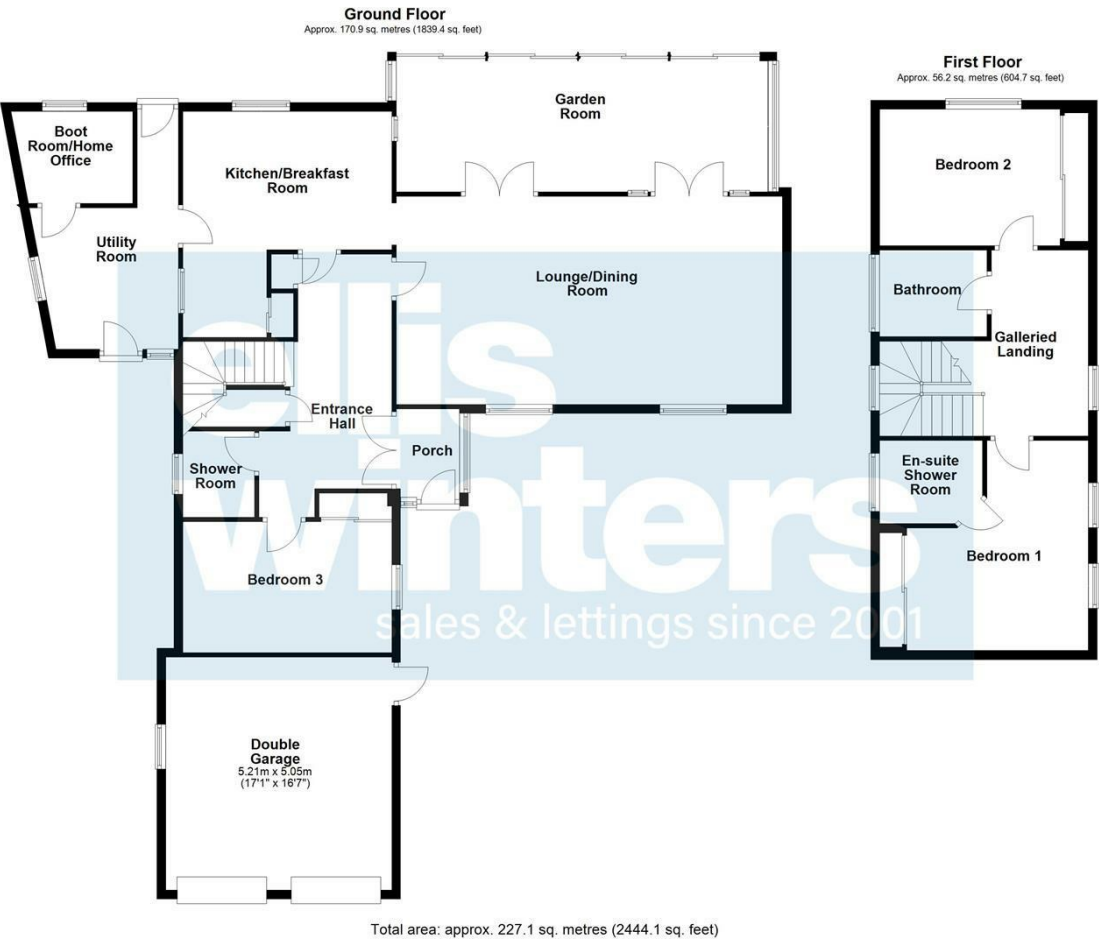




Ground Floor

Porch

Entrance Hall

Bedroom 3  
4.67m (15'4") x 2.93m (9'7")

Shower Room

Refitted Kitchen/Breakfast Room  
5.05m (16'7") x 4.67m (15'4")

Lounge/Dining Room  
8.63m (28'4") x 4.66m (15'3")

Garden Room  
8.31m (27'3") x 2.93m (9'7")

Utility Room  
5.32m (17'5") x 3.34m (10'11")

Boot Room/Home Office

First Floor

Galleried Landing

Bedroom 1  
4.70m (15'5") x 4.67m (15'4")

En-suite Shower Room

Bedroom 2  
4.67m (15'4") x 3.05m (10')

Bathroom

Further Information

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: D  
Heating Type: Oil Fired Central Heating  
Solar Panels: The solar panels are fitted with inverters, and supply electricity and heat the water

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

**Disclaimer**  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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**£595,000**  
**Fenton Road**  
Warboys, , PE28 2SN

PROPERTY SUMMARY

Welcome to Primrose Cottage. This individual home is nestled in the middle of a handsome, 0.3 acre plot (STS), in a non-estate location, and on the edge of a well-served village. The versatile accommodation on offer measures approx. 2,444 SQFT including the double garage, and with the sweeping in-and-out driveway, there is off-parking for numerous vehicles.

This home boasts, and features, a generous lounge/dining room with a modern wood burning stove, a refitted kitchen/breakfast room, a utility room and internal boot room, and a garden room which offers views over the rear garden and sprawling countryside. There are three double bedrooms all with fitted wardrobes and one on the ground-floor. There is a ground-floor shower room, an en-suite shower room, and a family bathroom to the first-floor.

Outside, the handsome plot is well-maintained with the current owners being keen gardeners. There is a wealth and variety of mature trees, fruit trees, shrubs, flower beds and borders, and vegetable gardens. There driveway leads to the double garage, which has twin electric roller doors, power and light connected, and an internal EV charging point.

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