ten sales & lettings

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1,Lye Close,Gt Staughton, PE19 5DT
Bedrooms: 4 Bathroom: 1

£515,000

experience better

Property Features

- SUBSTANTIAL HARD ROOF GARDEN ROOM WITH LOG BURNING STOVE
- FOUR GOOD SIZE BEDROOMS
- OPEN COUNTRYSIDE & WOODLAND TO THE REAR
- DOUBLE LENGTH GARAGE & PARKING FOR MULTIPLE VEHICLES
- LARGE FAMILY GARDEN
- REFITTED CONTEMPORARY STYLE KITCHEN
- LOUNGE INTO DINING AREA WITH LOG BURNING STOVE
- EXCELLENT VILLAGE LOCATION

We are delighted to offer this spacious and very well presented four bedroom detached family home, located within the charming Village of Great Staughton. The property is located on a quite cul-de sac position, with OPEN COUNTRYSIDE & WOODLAND to the rear with excellent walking routes directly from the rear garden.

A key feature of this wonderful family home is the extensive warm roof 9under warranty) conservatory / family room with it's own log burning stove and significant space for both lounge seating and dining. The ground floor accommodation also features a refitted contemporary style Kitchen with granite worksurface, Utility Room (an ideal boot room) Dining Room, Lounge with log burning stove, Office / Playroom and WC. as well as a double length Garage, with potential to convert to additional living space or downstairs Bedroom and ample parking for 4-5 vehicles. The 1st Floor offers four good size bedrooms and a family bathroom.

A generous size family garden with extensive patio area, timber summer house and unique double gated access to store additional vehicles if required. The Village of Great Staughton is surrounded by beautiful countryside, but remains only a short distance from the A1, A428 to Cambridge and St Neots Mainline Train Station. The village provides all the essential services including desirable Primary School, easy access to Kimbolton Private School, Public Houses, Doctor's Surgery with Pharmacy, Butchers and Hairdressers along with recreational facilities on your doorstep.

A superb and spacious additional Family Lounge / dining garden room with warm roof and log burner.

Room Details & Dimensions

Hallway

UPVC door leading into hallway with tiled flooring, radiator and access to stairwell and ground floor accommodation.

Cloakroom

WC, wash hand basin and tiled flooring with chrome towel rail heater.

Playroom / Office *13' 1" x 7' 5" (3.98m x 2.26m)*

An additional room, ideal as a playroom, study or bedroom, with radiator, window to front and large store cupboard.

Kitchen *11' 7" x 10' 4" (3.53m x 3.15m)*

A range of base and eye level units un light grey gloss contemporary style with granite worksurface over. A sunken stainless steel sink with mono bloc chrome tap. Electric Hob & Oven, space for Dishwasher and Washing Machine, built in Microwave and side door leading to Utility space.

Utility / Store Room

An external lean to constructed of UPVC, with doors leading to the front and rear garden providing an excellent space for additional storage and boots. Plumbing for washing machine, store units and worksurface.

Dining Room *10' 4" x 9' 9" (3.15m x 2.97m)*

Access via the Kitchen into a well proportioned Dining Space with window to rear aspect, wood effect flooring and radiator.

Family Lounge *13' 2" x 9' 9" (4.01m x 2.97m)*

A spacious family lounge with feature inset log burning stove and log store. Windows to rear aspects and double doors to hard roof garden room. Wood effect flooring.

Garden Room *23' 5" x 15' 7" (7.13m x 4.75m)*

A superb and spacious garden room which is still under warranty and provides exceptional space for additional family entertainment with a large log burning stove being the central feature, ideal for cold winter nights and outside views.

This room offers space for a large sofa lounge area as well as full dining facility and has UPVC Double Doors leading to the gardens.

Bedroom One *12' 7" x 10' 0" (3.83m x 3.05m)*

Double bedroom with radiator and views to the rear overlooking woodland and open countryside.

Bedroom 2 *10' 7" x 8' 5" (3.22m x 2.56m)*

Double bedroom with radiator and window to front aspect.

Bedroom 3 *10' 0" x 9' 3" (3.05m x 2.82m)*

Double bedroom with fitted wardrobe, radiator and window to rear overlooking woodland and countryside.

Bedroom 4 *11' 9" x 7' 6" (3.58m x 2.28m)*

Double bedroom with radiator and window to front aspect.

Family Bathroom *6' 11" x 6' 1" (2.11m x 1.85m)*

A P shape bathtub with wall mounted shower controls and glass shaped shower screen. Vanity sink unit with surface mounted sink and chrome tap. WC. Vinyl tile effect flooring, towel rail heater and window to side aspect.

Rear Garden

A spacious rear garden with generous main paved patio area and additional rear patio space for evening sun worshipers. A timber summer house, log store, outside tap and wonderful open views across woodland and countryside.

A double gate, also provides unique additional storage of a vehicle or easy access for maintenance and allows immediate access to wonderful countryside walking.

Frontage

A large block paved parking area, providing space for 4-5 vehicles. A double length garage provides exceptional storage space.

Other Information

Tenure: Freehold
Council tax band: D
Construction Type:
Traditional Brick Parking: Driveway & Double Garage
Electric supply: Mains Electricity
Water supply: Mains water
Sewerage: Mains Sewerage
Heating supply: Oil central heating
Mobile Signal: Good
Broadband: Full Fibre
Rights or Restrictions: None disclosed by owner
Listed Building Status: No
Conservation Area: No
Any Public Rights Of Way Across Title: No
Any Planning Permissions & Development Proposals: No
Any floods in last 5 years: No
Accessibility & Adaptions: None

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Family Lounge with wood burning stove.

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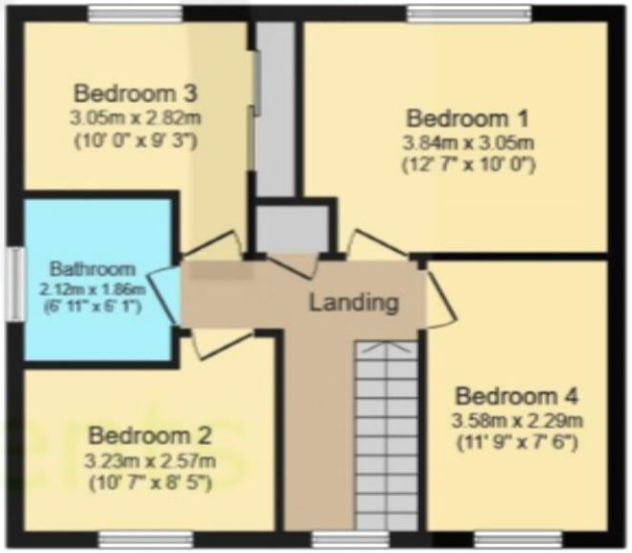
Floorplan

Ground Floor



First Floor

Total floor area: 171.8 sq.m. (1,850 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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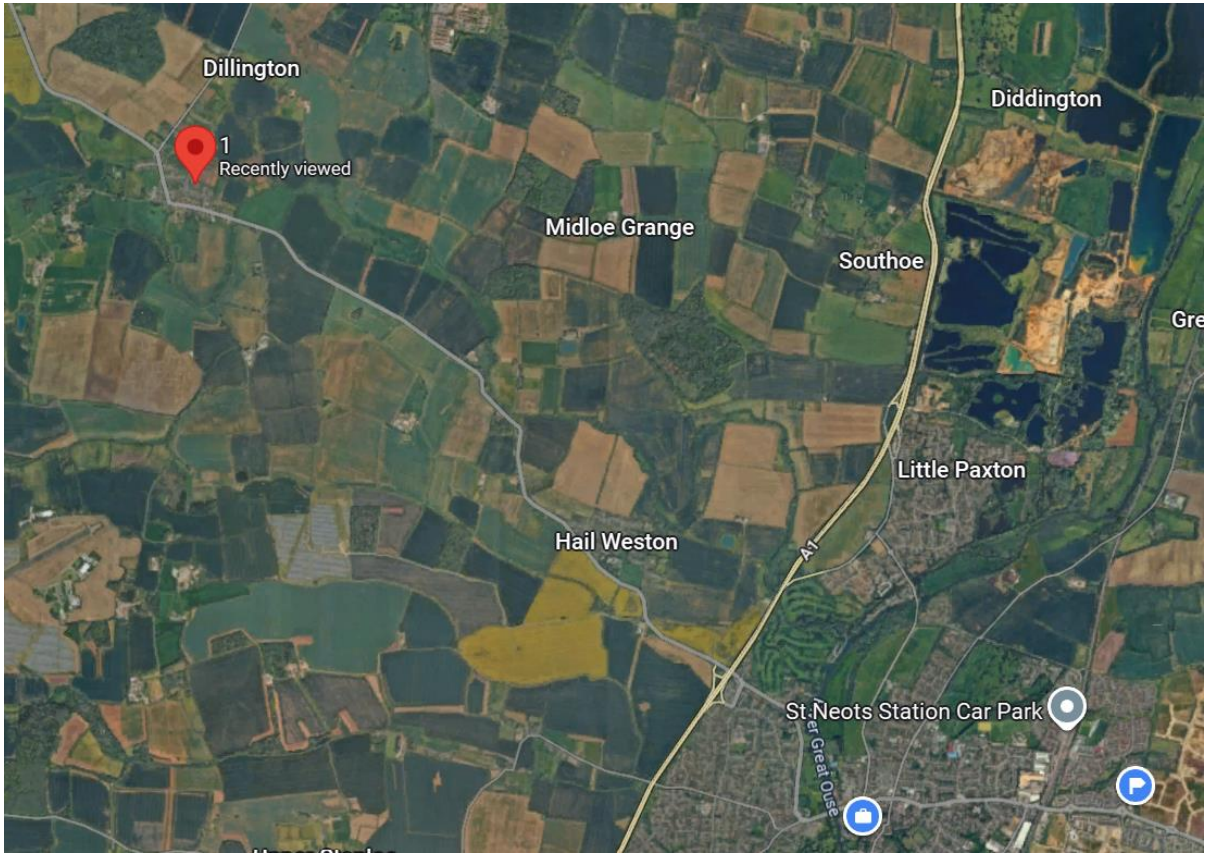

Council Tax Band:	D
Local Schools:	Gt Staughton Primary 0.5 Miles
EPC Rating:	E
Tenure:	Freehold

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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