



The Old Bakery Church Street Litlington, Royston, SG8 0RD

Stuated in the village of Litlington, this spacious four-bedroom detached family home offers well-presented accommodation throughout and enjoys attractive views over open paddocks to the rear.

The ground floor comprises a generous open-plan kitchen/breakfast room fitted with a range of appliances, providing an ideal space for modern family living and entertaining. Further accommodation includes a separate dining room, a comfortable lounge, utility room, and a convenient cloakroom/WC.

To the first floor are four bedrooms, including three double bedrooms and one single bedroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property offers off-road parking to the front and a substantial rear garden, enjoying a pleasant outlook over neighbouring paddocks and countryside beyond, creating a peaceful and private setting.

An excellent opportunity to acquire a spacious family home in a desirable village location with easy access to local amenities and surrounding countryside.

Available now on a long term basis. Council tax is a band E.

£2,100 Per month

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Dining Room

11'8" x 12'1" (3.56 x 3.70)

Kitchen Area

27'8" x 19'7" into recess (8.44 x 5.97 into recess)

Lounge

12'0" x 12'1" (3.68 x 3.70)

Bedroom One

19'1" x 15'3" into entrance (5.84 x 4.65 into entrance)

Ensuite

3'6" x 10'4" (1.09 x 3.17)

Bedroom Two

12'3" x 13'4" into recess (3.75 x 4.08 into recess)

Bedroom Three

12'3" x 13'11" into recess (3.74 x 4.26 into recess)

Bedroom Four

11'6" x 7'6" (3.51 x 2.31)

Bathroom

7'10" x 7'10" (2.40 x 2.40)



Directions



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

