

ten sales &
lettings

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5, Station Lane, Offord Cluny, PE19 5RU

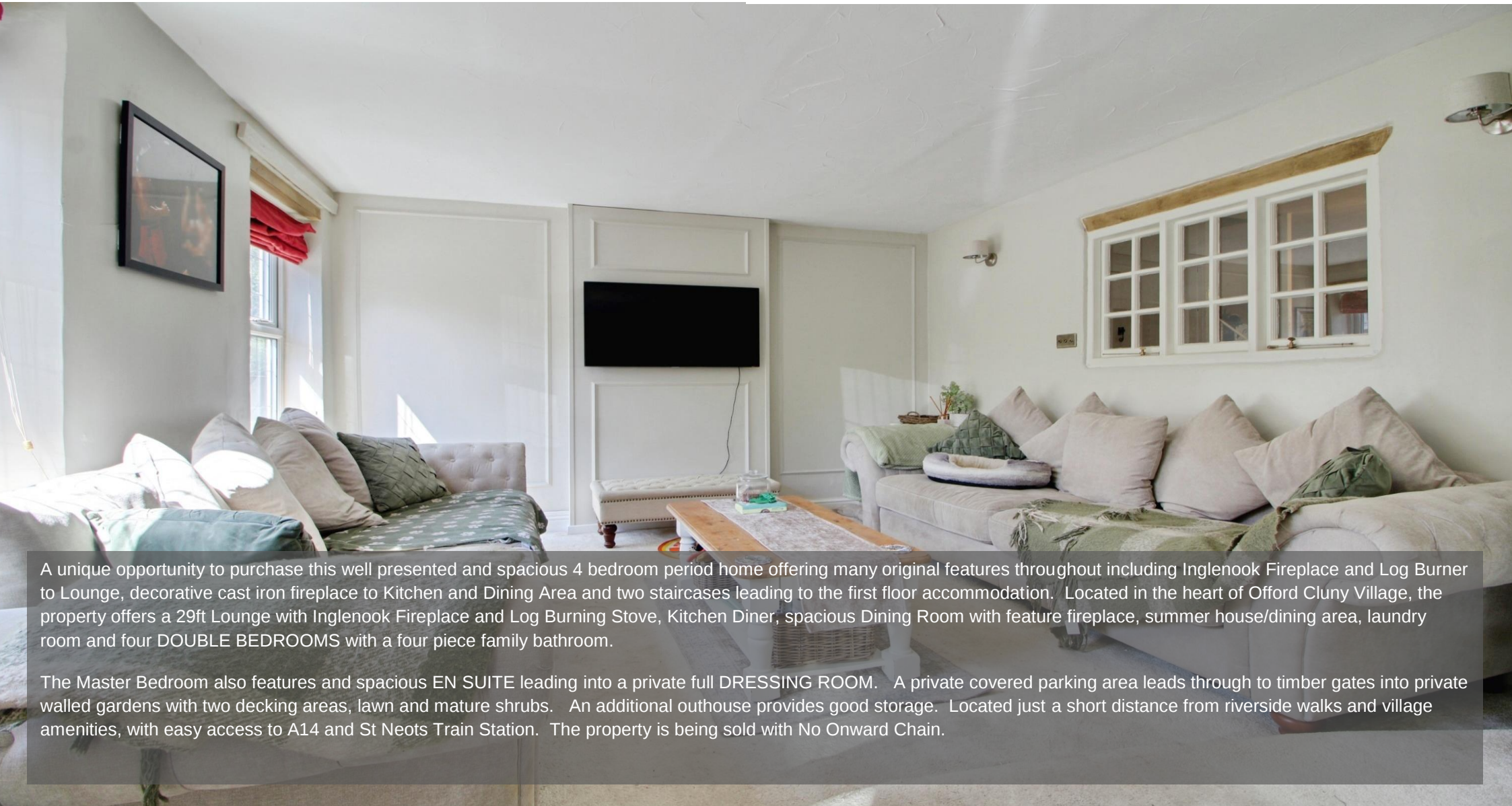
Bedrooms: 4 Bathroom: 2

£450,000

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Property Features

- FOUR DOUBLE BEDROOMS
- MASTER WITH EN SUITE AND LARGE DRESSING ROOM
- FOUR PIECE FAMILY BATHROOM
- OUTHOUSE WITH POTENTIAL FOR STUDIO OR WORKSPACE
- OFF ROAD COVERED PARKING
- WALLED GARDEN WITH DECKING AREAS
- GAS CENTRAL HEATING
- CHARACTER & CHARM THROUGHOUT



A unique opportunity to purchase this well presented and spacious 4 bedroom period home offering many original features throughout including Inglenook Fireplace and Log Burner to Lounge, decorative cast iron fireplace to Kitchen and Dining Area and two staircases leading to the first floor accommodation. Located in the heart of Offord Cluny Village, the property offers a 29ft Lounge with Inglenook Fireplace and Log Burning Stove, Kitchen Diner, spacious Dining Room with feature fireplace, summer house/dining area, laundry room and four DOUBLE BEDROOMS with a four piece family bathroom.

The Master Bedroom also features and spacious EN SUITE leading into a private full DRESSING ROOM. A private covered parking area leads through to timber gates into private walled gardens with two decking areas, lawn and mature shrubs. An additional outhouse provides good storage. Located just a short distance from riverside walks and village amenities, with easy access to A14 and St Neots Train Station. The property is being sold with No Onward Chain.



Room Details & Dimensions

Entrance / Utility *10' 2" x 5' 9" (3.10m x 1.75m)*

Side entrance door leading from driveway into large utility / entrance area, plumbing for washing machine and services with tiled flooring.

Kitchen/Breakfast Room *14' 4" x 13' 2" (4.37m x 4.01m)*

Original quarry tiled floor with a range of wood eye and base level units. Original feature fireplace to side with space for dishwasher. Belfast style sink unit with chrome vintage taps. Space for 4 seater table to centre. Stairwell to 1st floor and access to further ground floor rooms.

Lounge *29' 8" x 12' 1" (9.04m x 3.68m)*

Extensive Lounge / Sitting Room with feature log burning stove to centre with brick built surround. Four windows and two radiators provide light and heat to a room, which can be used for multiple purposes.

Dining Room *15' 0" x 13' 2" (4.57m x 4.01m)*

Private dining area with ample space for 6-8 seat table. Wood effect flooring, original cast iron fireplace, window to sides and radiator. Door to additional study room.

Study / Playroom *15' 0" x 5' 9" (4.57m x 1.75m)*

Additional space, which could be utilised for Study or Playroom with power, light and window to garden.



Store Laundry Room

Additional store room with access from Dining Room converted to provide plumbing and space for washing machine and storage.

Garden Studio / Store 15' 3" x 5' 6" (4.64m x 1.68m)

A timber door from garden into a current store room, which would provide an ideal space for conversion to Studio / Work space or small Annexe. WC, sink unit and shower connections in place. Two windows to garden.

First Floor Landing

Two stair cases from each side of the property provide access onto a landing area with loft access and doors to bedrooms and bathrooms.

Family Bathroom 12' 1" x 6' 9" (3.68m x 2.06m)

Vintage style white four piece bathroom with bath and vintage shower/tap mixer over. Double shower cubicle with sliding glass doors and chrome controls to walls. Pedestal wash hand basin and WC. Grey tiled flooring, wood panel walling and radiator.

Master Bedroom 14' 4" x 10' 0" (4.37m x 3.05m)

Large double bedroom with exposed wood flooring, window to rear garden and door leading to en suite. Feature cast iron fireplace and radiator.

En Suite 10' 0" x 6' 1" (3.05m x 1.85m)

Large refitted suite with corner shower, vanity sink unit and contemporary WC. Chrome towel rail and window to rear. Plenty of space and options for storage.



Dressing Room 10' 0" x 8' 6" (3.05m x 2.59m)

A full size walk in dressing area with exposed wood flooring, window to rear, radiator and wall mounted boiler. A significant space for additional shelving and hanging rails if required.

Bedroom 2 12' 1" x 7' 1" (3.68m x 2.16m)

Double bedroom with window to front and radiator.

Bedroom 3 12' 1" x 7' 1" (3.68m x 2.16m)

Double bedroom with window to front and radiator. Fitted wardrobe.

Bedroom 4 12' 1" x 7' 1" (3.68m x 2.16m)

Double bedroom with window to front and radiator.

Rear Garden

Well presented rear garden with two separate decking areas, one raised with seating. Original brick wall surround, lawn area and garden shed. Pathway leading to outside store/additional room. Double timber gates from driveway allow optional parking.

Parking

Timber framed car port with space for 1 large vehicle with timber gates into garden allow for additional options. Power and water supply to parking area.





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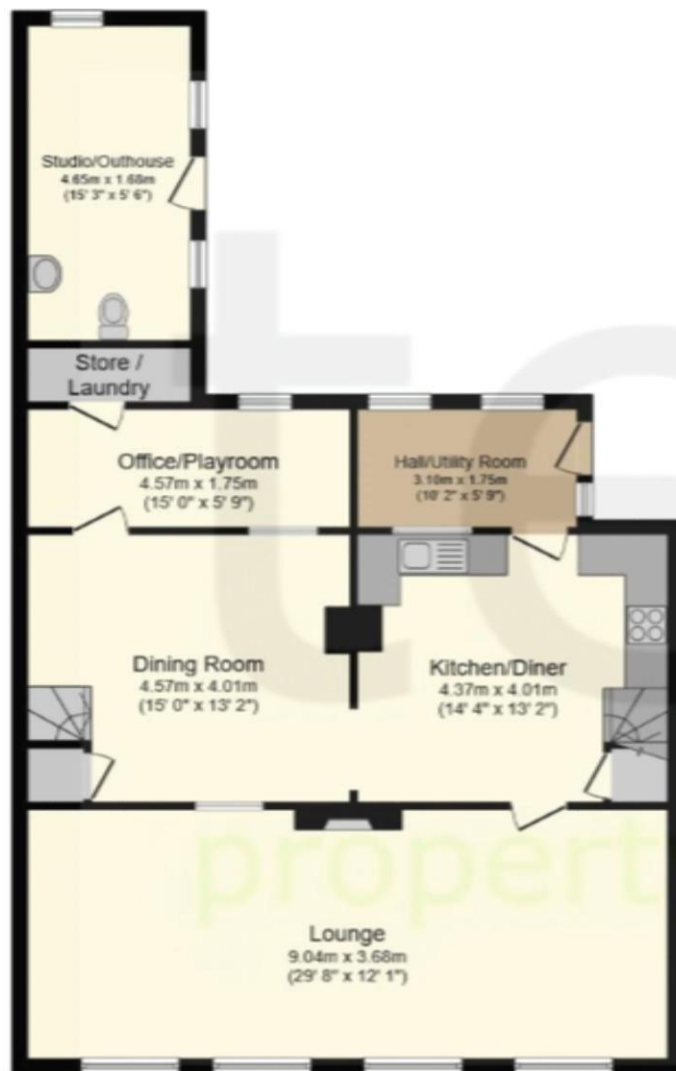






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Floorplan



Ground Floor



First Floor

Total floor area: 166.6 sq.m. (1,793 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



Council Tax Band: D
EPC Rating: D
Tenure: Freehold
Term Remaining: n/a

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.