



Church Lane, Wrestlingworth, SG19 2EU

Price-£375000

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LATCHAM
DOWLING

ESTATE AGENTS

Nestled in the tranquil Church Lane of the charming village of Wrestlingworth, this delightful house presents an excellent opportunity for families seeking a peaceful yet convenient lifestyle. The property boasts three well-proportioned bedrooms, making it ideal for family living or accommodating guests. With two bathrooms, morning routines will be a breeze, ensuring comfort and privacy for all.

The heart of the home features a welcoming reception room, perfect for relaxation or entertaining friends and family. The good-sized rear garden, with its southerly aspect, offers a wonderful outdoor space for children to play or for hosting summer barbecues. The garden is a blank canvas, ready for your personal touch.

Parking is a breeze with space for two vehicles, providing added convenience for busy households. The property is chain-free and vacant, allowing for a smooth and swift transition into your new home.

The location is particularly appealing, situated on a quiet lane within the popular village of Wrestlingworth. This area is well-connected, lying close to the borders of Bedfordshire, Hertfordshire, and Cambridgeshire, making it an excellent base for commuting. Cambridge is just a 25-minute drive away, offering a wealth of cultural and educational opportunities.

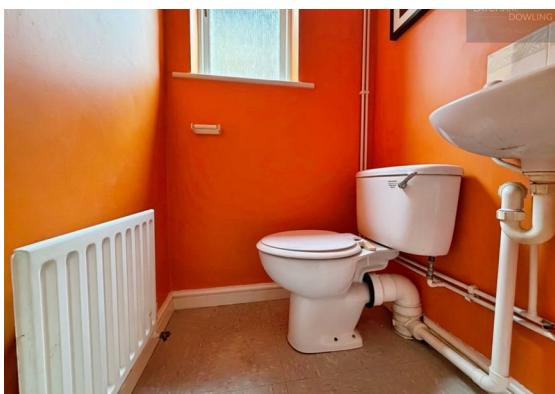
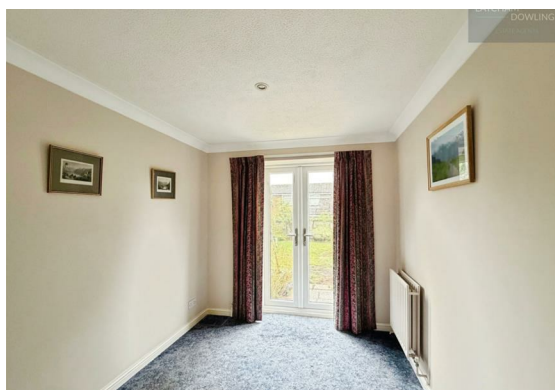
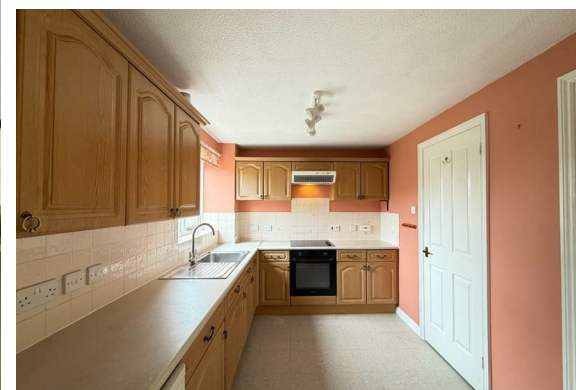
Additionally, the house is equipped with solar panels, installed in 2015, which will continue to provide energy savings until 2035. This feature not only contributes to lower energy bills but also supports a more sustainable lifestyle.

In summary, this property is a wonderful blend of comfort, convenience, and potential, making it a perfect choice for those looking to settle in a serene village setting while remaining close to urban amenities.

Wrestlingworth is a quiet village providing amenities such as a lower school, church, village hall, hairdressers and a local Free house that serves food.

Entrance

Entrance hall





Lounge
14'6" x 11'5" increasing to 16'3" (4.42m x 3.48m increasing to 4.95m)

Dining room
8'1" x 8'0" (2.46m x 2.44m)

Kitchen
10'9" x 8'2" (3.28m x 2.49m)

Utility room
6'8" x 3'7" (2.03m x 1.09m)



Rear lobby

W.c

First floor

Landing

Bedroom one
12'3" x 11'5" (3.73m x 3.48m)

En suite

Bedroom two
14'0" x 7'5" (4.27m x 2.26m)

Bedroom three
9'2" x 8'1" (2.79m x 2.46m)

Family bathroom

Outside

Front garden

Rear garden

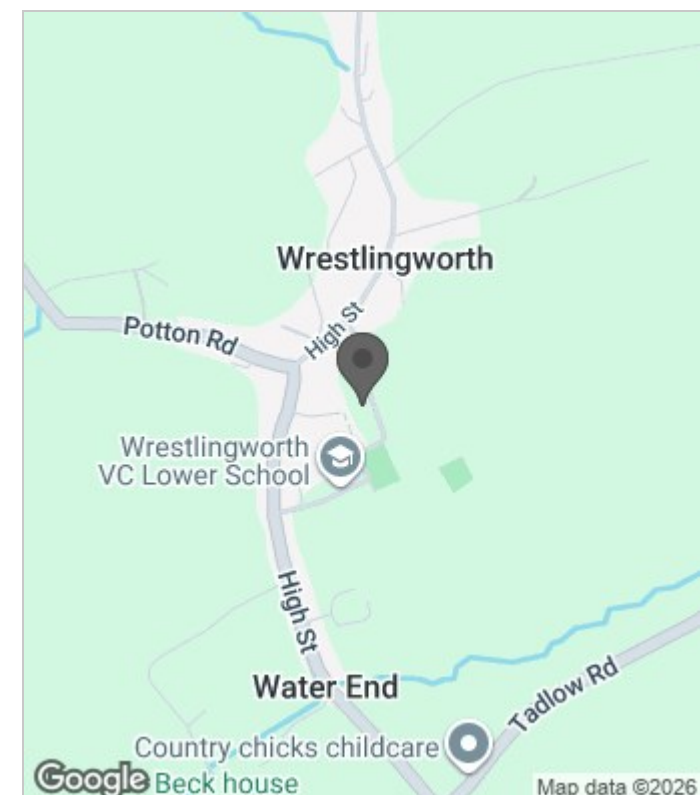
Garage
16'10" x 7'7" (5.13m x 2.31m)





TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency 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		77
(55-68) D	59	
(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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