

ten sales &
lettings

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93, The Lane, Wyboston Village, MK44 3AS

Bedrooms: 4 Bathroom: 2

Offers in Excess of £750,000

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Property Features

- SPACIOUS DETACHED FOUR BEDROOM PROPERTY
- SUPERB PEACEFUL VILLAGE LOCATION
- LARGE PRIVATE SOUTH FACING GARDENS OVERLOOKING FIELDS
- MASTER BEDROOM WITH DRESSING AREA AND EN SUITE
- LARGE GARAGE & AMPLE PARKING FOR 5 CARS
- KITCHEN / FAMILY ROOM WITH AGA RANGE COOKER
- SPACIOUS LOUNGE WITH INGLENOOK FIREPLACE & CONSERVATORY
- INDIVIDUAL BUILD WITH EXPOSED TIMBERS THROUGHOUT
- FULL OF CHARACTER AND WARMTH
- EASY ACCESS TO THE A1 AND ST NEOTS TRAIN STATION



A beautifully presented FOUR BEDROOM DETACHED Potton Timber design family home offering a wealth of individual features throughout including a spacious Family / Kitchen Area ideal for entertaining large groups, a range of country style kitchen units with Belfast sink and Aga Range cooker with a separate Utility room providing access to the gardens. A spacious Family Lounge with a magnificent Inglenook Fireplace with double doors into a large Conservatory. Further doors allow access to a generous private South Facing rear garden, with open fields to the side offering complete privacy. A hidden feature being an outside W.C. and dog shower facility. Exposed Oak framework throughout the property provides a real individual country cottage feel and spacious Entrance Hallway provides access to grounds floor living space, Dining Room, storage cupboards and Cloakroom.

An open gallery landing area leads you to four double bedrooms, with the master bedroom featuring a Dressing Area, En Suite and large built in wardrobe. Three further Bedrooms and a Family Bathroom. A very well-maintained, spacious South Facing private rear garden includes a paved patio area and pathway leading to a summer seating area, vegetable patch. A large garage with rear access door and a driveway with parking for 4-5 cars.

Viewing is highly recommended to fully appreciate the overall internal and external space on offer and to take in the peaceful country setting whilst offering easy access to St Neots mainline Train Station (London St Pancras 40 minutes) and road connections to the A1/A421 and M1.



An impressive family lounge with feature Inglenook fireplace.

Room Details & Dimensions

Entrance Hall

A welcoming entrance hall with wood effect flooring, Cloakroom and under stair storage. Radiator and stairs to first floor.

Cloakroom

Hand wash basin with chrome tap, W.C. radiator and wood effect flooring.

Kitchen / Family Room *26' 2" x 14' 5" (7.97m x 4.39m)*

The main Kitchen area features an electric Aga Range cooker, a range of country style base and eye level units incorporating integrated Fridge Freezer and Dishwasher.

A Belfast sink with chrome mixer and views over the rear gardens. To the side is a large family living space with ample space for sofa and TV. Door leading to Utility room.

Utility Room *9' 2" x 8' 3" (2.79m x 2.51m)*

Base units with space for washing machine and dryer, stainless steel sink and chrome taps, window overlooking gardens, tiled flooring, radiator and internal store cupboard.

Dining Room *16' 2" x 7' 4" (4.92m x 2.23m)*

A large dining room with space for 6-8 seater table and chairs, window to front, radiator and wood effect flooring.

Family Lounge *18' 8" x 18' 9" (5.69m x 5.71m)*

A spacious family Lounge with a magnificent Inglenook Open fireplace as the main feature of this wonderful room.

Windows offer views to the countryside aspect and gardens with double doors leading to the Conservatory and Gardens. Exposed beams provide a warm and Country feel.



Conservatory 14' 1" x 12' 1" (4.29m x 3.68m)

Double doors leading from the Lounge into a large additional summer room with brick dwarf all, electrical points, door to side and double doors to the Gardens.

Outside WC & Dog Shower

An external door provides access to an additional W.C. and Dog Shower space.

First Floor Gallery Landing

A gallery landing provides access to:

Bedroom One 18' 9" x 11' 3" (5.71m x 3.43m)

A spacious master bedroom with dressing area and access to En Suite. A large built in wardrobe and large window to front overlooking countryside.

En Suite 7' 4" x 7' 1" (2.23m x 2.16m)

Exposed oak beams provide a unique feature along with a corner shower cubicle with chrome wall mounted shower controls, W.C. Wash Hand Basin and Towel Rail Heater. Wood effect flooring, half tiled walls and Velux window.

Bedroom Two 10' 8" x 6' 5" (3.25m x 1.95m)

Double Bedroom with window to front, radiator and built in wardrobe,

Bedroom 3 9' 8" x 9' 5" (2.94m x 2.87m)

Double bedroom with side aspect window overlooking fields. Radiator and built in wardrobe.

Bedroom 4 10' 8" x 6' 5" (3.25m x 1.95m)

Large single bedroom, radiator and window to front aspect overlooking fields.



Family Bathroom

A Family Bathroom with bath tub and wall mounted shower controls, WC, wash basin, window and wood effect flooring.

Rear Gardens

A spacious fully private and South Facing rear garden with paved seating area, a pathway leading to a seating area and vegetable patch. To the side are open fields and a garden shed, with Oil Tank and BBQ area. Outside Tap.

Large Garage 19' 7" x 14' 7" (5.96m x 4.44m)

A large garage with double up and over door, power and light, rear access door and window and Oil Boiler.

Parking

In addition to the Garage the front aspect provides gravel driveway parking for 4-5 cars and a surrounding brick wall frontage.





*A lovely size private South facing family garden
with fields to the side.*

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Open Countryside views from the property and gardens.



An Aga range cooker blends well into the Country style Kitchen

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Bedroom One with Dressing Area, En Suite & Built in Wardrobes

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Floorplan



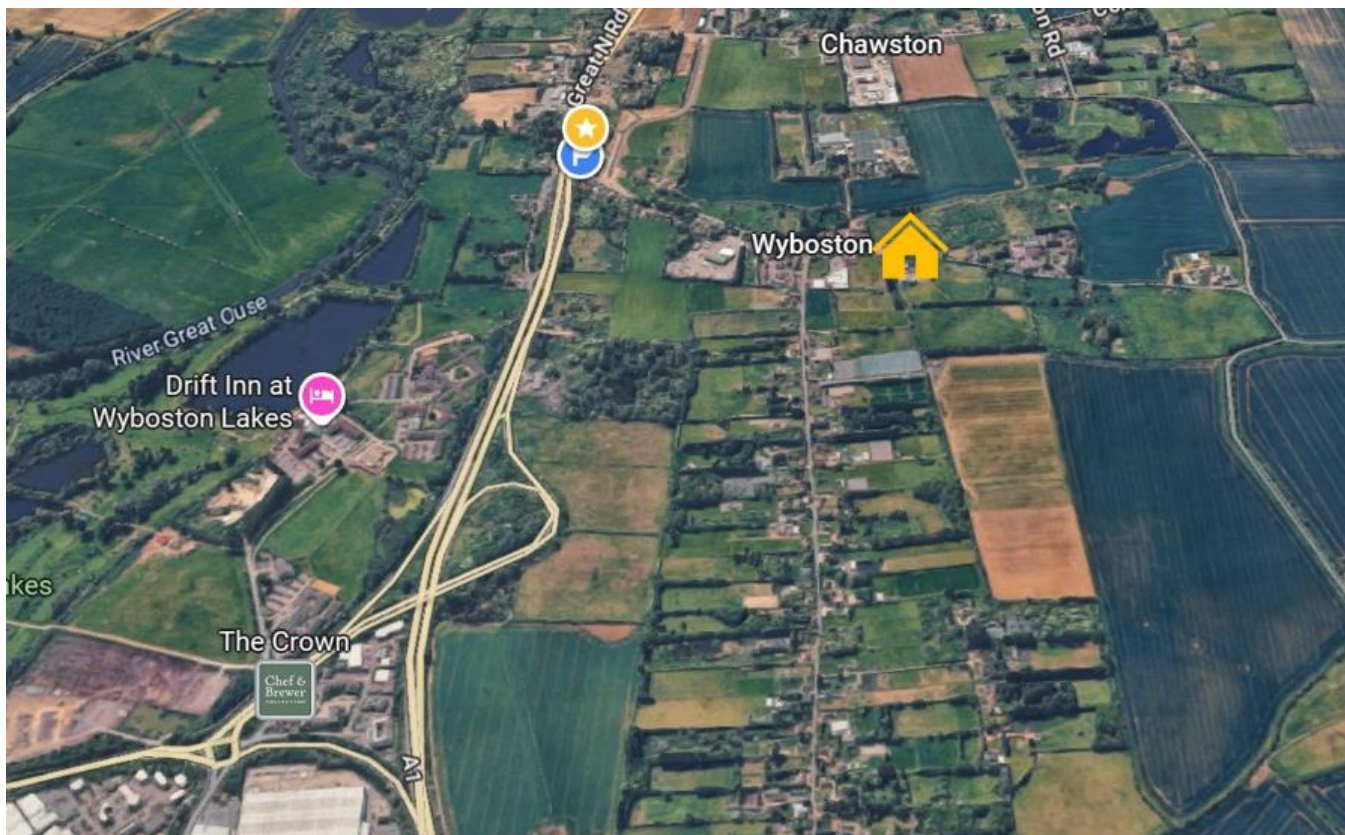
Ground Floor



First Floor

Total floor area: 184.1 sq.m. (1,982 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



Additional Information

Tenure: Freehold
 Construction Type: Traditional Brick
 Parking: Double Garage & Large Drive
 Electric supply: Mains Electricity
 Water supply: Mains Water
 Sewerage: Mains Sewerage
 Heating supply: Oil Central Heating
 Mobile Signal: Good
 Broadband Signal: Very Good
 Council Tax: F
 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

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.