

Swallowfield, Wyboston, MK44 3AE

£245,000

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LATCHAM DOWLING

ESTATE AGENTS

Nestled in the tranquil cul-de-sac of Swallowfield, Wyboston, this modern end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for small families or couples looking for a peaceful retreat.

The heart of the home is a delightful 11'8" kitchen, perfect for culinary enthusiasts, while the inviting conservatory serves as a versatile lounge area, allowing for relaxation and enjoyment of the surrounding views. The property is in good condition, ensuring a smooth transition for its new owners.

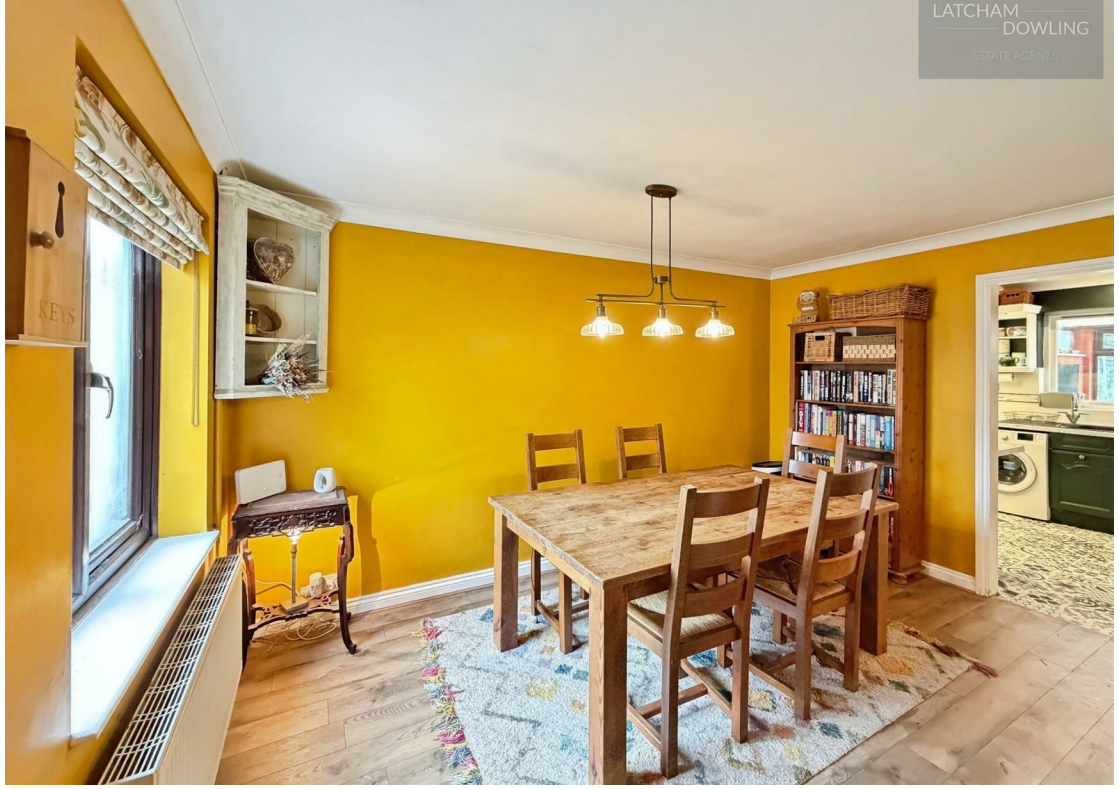
Parking is a notable feature, with a block-paved driveway accommodating up to three vehicles, as well as an additional allocated space meaning there are four spaces in total providing ample space for family and guests. The location is particularly appealing, offering easy access to the A1 and the nearby market town of St Neots, which boasts a variety of amenities and a mainline station for convenient commuting.

Surrounded by picturesque countryside walks, this home is perfect for those who appreciate the beauty of nature while still being close to essential services. This modern two-bedroom end-terrace house in Wyboston is a wonderful opportunity for anyone looking to enjoy a blend of comfort, convenience, and a serene lifestyle.

Entrance Via

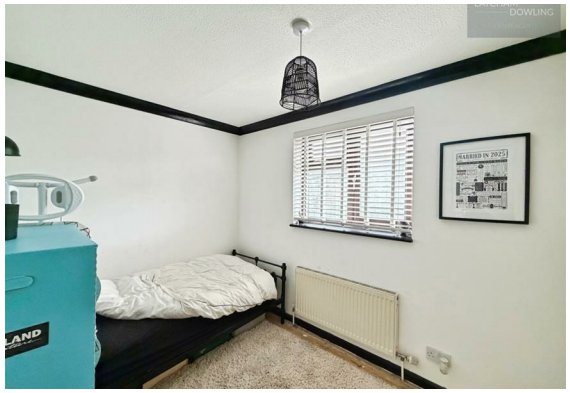
Entrance Lobby
2'11 x 2'10 (0.89m x 0.86m)

Lounge
13'8 x 11'9 max (4.17m x 3.58m max)

























Kitchen
11'8 max x 9'5 (3.56m max x 2.87m)

Cloakroom
3'6 x 3'0 (1.07m x 0.91m)

Conservatory
10'7 x 10'4 (3.23m x 3.15m)

First Floor Landing

Bedroom One
11'9 x 8'11 (3.58m x 2.72m)

Bedroom Two
11'8 (into wardrobe) x 7'10 (3.56m (into wardrobe) x 2.39m)

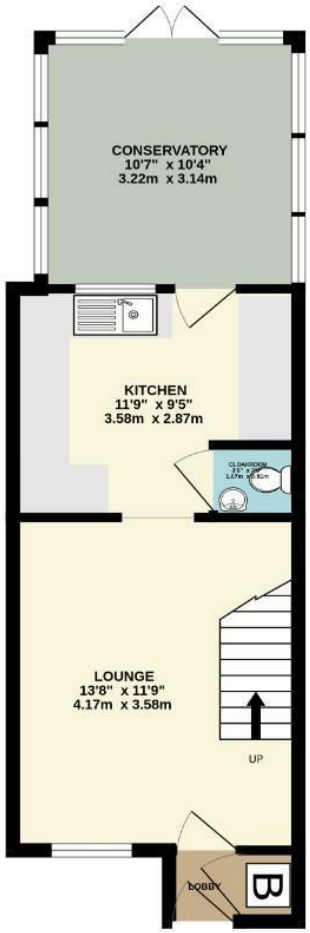
Bathroom
6'10 x 5'5 (2.08m x 1.65m)

Rear Garden

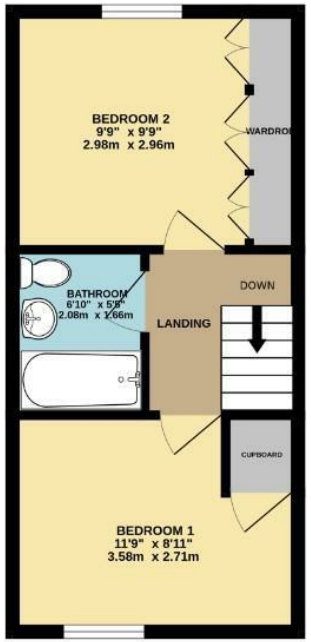
Outside Front

Parking

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



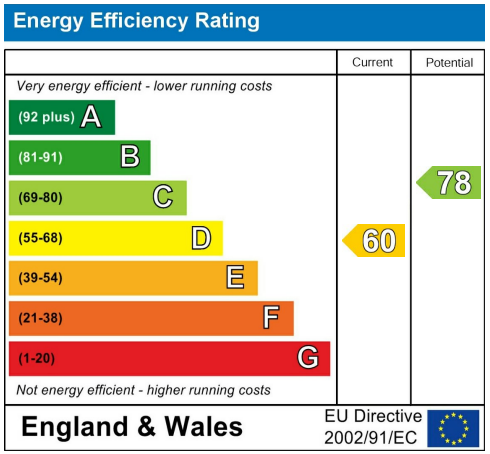
1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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