

13 Drury Lane, Colne, PE28 3NB

THOMAS MORRIS







Guide Price: £460,000

Freehold

Drury Lane, Colne, PE28 3NB

- Detached 3/4 Bedroom Bungalow
- 2-Room Extension to Rear
- Sunroom
- Mature Gardens
- Popular Village Location
- Park/Playing Field opposite
- Large Driveway - Multiple Cars
- Garage partial Conversion Utility
- Freehold
- Energy Rating: D/67

Tucked away in the sought-after village of Colne, this well-presented three/four-bedroom detached bungalow offers generous and flexible accommodation, ideal for family living or those seeking single-storey comfort with extra space.

The welcoming hallway leads to a bright and well-equipped kitchen that flows seamlessly into the dining room — perfect for everyday meals or entertaining guests. A comfortable lounge and adjoining sunroom provide relaxed living spaces, with garden views adding to the sense of tranquillity.

The property features three good-sized bedrooms, a family bathroom, and an en-suite to the principal bedroom. To the side of the property, yet conveniently attached, is a useful utility room and two additional reception rooms — offering fantastic flexibility for a home office, hobby room, or potential guest accommodation.

Outside, the property enjoys ample off-road parking and excellent storage options, complemented by a generous, well-matured garden that provides a peaceful outdoor retreat.

This versatile home combines space, practicality, and charm — all set within a friendly village location, just a short drive from local amenities and transport links.

Huntingdonshire District Council.
Council Tax Banding E
These details are subject to approval.

Accommodation

Hallway

Bathroom *8'2" x 6' (2.5m x 1.83m)*.

Living Room *18'4" x 13'5" (5.6m x 4.1m)*.

Kitchen *11'9" x 9'2" (3.58m x 2.8m)*.

Dining Room *14'6" x 9'2" (4.42m x 2.8m)*.

Sunroom *12' x 13'5" (3.66m x 4.1m)*.

Bedroom 1 *12'7" x 9'11" (3.84m x 3.02m)*.

En-Suite *5'1" x 8'11" (1.55m x 2.72m)*.

Bedroom 2 *9'7" x 12'6" (2.92m x 3.8m)*.

Bedroom 3 *7'4" x 9'1" (2.24m x 2.77m)*.

Hallway 2

Storage Room *8'9" x 8'6" (2.67m x 2.6m)*.

Utility Room *8'11" x 12'11" (2.72m x 3.94m)*.

Reception Room *10'9" x 7'10" (3.28m x 2.4m)*.

Reception Room *15' x 10'7" (4.57m x 3.23m)*.







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