

34 Pathfinder Way, Warboys, PE28 2RD

THOMAS MORRIS







Asking Price: £465,000
Freehold

Pathfinder Way, Warboys, PE28 2RD

- Complete Onward Chain
- Spacious 22ft Lounge
- Open Plan Kitchen Dining Area
- Dressing Area & En Suite to Bedroom One
- Four Piece Modern Bathroom
- Double Garage & Driveway
- Popular Cul Du Sac Location
- Close to Village Amenities
- Freehold
- Energy Rating C/70

A Highly Sought-After Detached Family Home on Pathfinder Way, being sold with a COMPLETE ONWARD CHAIN!

Boasting five spacious bedrooms, this impressive home features a modern open kitchen dining room with a separate utility room, a double garage, and ample off-road parking. The property also benefits from two family bathrooms and a private en-suite and dressing area to the principal bedroom.

Located in a desirable area, this home offers the perfect blend of comfort, space, and convenience for modern family living.

Accommodation

Entrance Hall *9'3" x 10'1" (2.82m x 3.07m)*.

Living Room *22'7" x 11'9" (6.88m x 3.58m)*.

Kitchen Dining Room *13'4" x 22'6" (4.06m x 6.86m)*.

Utility Room *5'11" x 5'7" (1.8m x 1.7m)*.

Cloakroom *5'10" x 2'9" (1.78m x 0.84m)*.

Landing *9'4" x 15'9" (2.84m x 4.8m)*.

Bedroom One *11'10" x 13'4" (3.6m x 4.06m)*.

Dressing Room *3'7" x 9'1" (1.1m x 2.77m)*.

Ensuite Shower-Room *5'7" x 6'11" (1.7m x 2.1m)*.

Bedroom Two *10' x 11'2" (3.05m x 3.4m)*.

Bedroom Five *9'10" x 8'11" (3m x 2.72m)*.

Bathroom *8'7" x 8'11" (2.62m x 2.72m)*.

Landing *9'4" x 13' (2.84m x 3.96m)*.

Bedroom Three *11'7" x 17'5" (3.53m x 5.3m)*.

Bedroom Four *9'11" x 22'7" (3.02m x 6.88m)*.

Jack & Jill Shower Room *9'6" x 7'10" (2.9m x 2.4m)*.

Double Garage *21'6" x 18'0" (6.55m x 5.72m)*







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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