

6 Mill Green, Warboys, PE28 2SA

THOMAS MORRIS







Offers in excess of: £325,000 Freehold

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- 0.21 acres plot size approx
- No Onward Chain
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Close to Village Amenities
- South Facing Garden
- 1,130 ft2 approx of accommodation
- Garage and Workshop
- Freehold
- Energy Rating D/67

This property offers an excellent opportunity for buyers seeking generous living space, a substantial plot, and the convenience of village life, all with the added benefit of no onward chain.

Occupying a plot of approximately 0.21 acres, this well-proportioned home extends to around 1,130 sq. ft. of accommodation and provides versatile living space throughout. The property features three well-sized bedrooms, complemented by two reception rooms, offering flexibility for both family living and entertaining.

Situated within easy reach of the village amenities, the home enjoys a desirable south-facing rear garden, creating an ideal outdoor space to relax, garden, or enjoy al fresco dining during the warmer months.

Externally, the property further benefits from a garage and adjoining workshop, providing excellent storage, hobby space, or potential for those working from home.

Offered to the market with no onward chain, this home combines spacious accommodation, a generous plot, and a sought-after village location, making it a fantastic opportunity for a range of buyers.

Accommodation

Entrance Hall *6'11" x 13'6" (2.1m x 4.11m)*.

Cloakroom *5'1" x 3'11" (1.55m x 1.2m)*.

Living Room *12'1" x 15'2" (3.68m x 4.62m)*.

Kitchen Dining Room *9'5" x 14'7" (2.87m x 4.45m)*.

Dining Room *12' x 11'5" (3.66m x 3.48m)*.

Utility Room *11'7" x 8'4" (3.53m x 2.54m)*.

Bedroom One *10'2" x 15'1" (3.1m x 4.6m)*.

Bedroom Two *12'2" x 11'6" (3.7m x 3.5m)*.

Bedroom Three *9'3" x 11'4" (2.82m x 3.45m)*.

Bathroom *6'11" x 9'11" (2.1m x 3.02m)*.

Garden

Garage *11'7" x 18'2" (3.53m x 5.54m)*.

Workshop *11'7" x 13'8" (3.53m x 4.17m)*.







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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