



33 East Street, Colne, PE28 3LZ





Asking Price: £600,000

Freehold

East Street, Colne, PE28 3LZ

- Gated Detached Family Home
- Four/Five Bedrooms
- En-Suite Shower Room
- Stunning Open Plan Kitchen/Breakfast/Family Room
- Single Garage and Ample Parking
- Enclosed Rear Garden
- Sought-After Village Location
- No Forward Chain
- Freehold
- Energy Rating: TBC

A modern four/five-bedroom detached family home occupying a non-estate position within this sought-after village location. Extended by the current owners to provide spacious and well-presented living accommodation throughout.

The accommodation comprises - entrance hall with ample under stairs storage, cloakroom/WC, living room with wood-burning stove, kitchen/breakfast family room with integrated fridge, dishwasher and double 'Neff' oven, with under floor heating and space for larger fridge/freezer. Utility room with space for white goods.

Upstairs offers four bedrooms with en-suite shower room to the principal bedroom. The landing area offers access to the loft space which is boarded with a drop-down loft ladder and light.

Further benefits include an enclosed rear garden which is laid to lawn with a patio seating area, ideal for entertaining. Electric gates enclose the front of the property which offers ample off-road parking and provides an electric charging point. The single garage has power and light connected with an electric up and over door.

Huntingdonshire District Council.
Council Tax Banding D

These details are subject to approval.

Accommodation

Entrance Hall

Cloakroom

Living Room 22'5" x 13'9" (6.83m x 4.2m).

Kitchen/Dining/Family Room 30'9" x 17'4" (9.37m x 5.28m).

Utility Room 8' x 6'1" (2.44m x 1.85m).

Landing

Bedroom One 12'11" x 11'6" (3.94m x 3.5m).

En-Suite Shower Room

Bedroom Two 11'3" x 10'9" (3.43m x 3.28m).

Bedroom Three 16'9" x 7'6" (5.1m x 2.29m).

Bedroom Four 16'6" x 7'5" (5.03m x 2.26m).

Family Bathroom

Study Area/Bedroom Five 19'1" x 7'7" (5.82m x 2.3m).

Single Garage 19'9" x 10' (6.02m x 3.05m).



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.



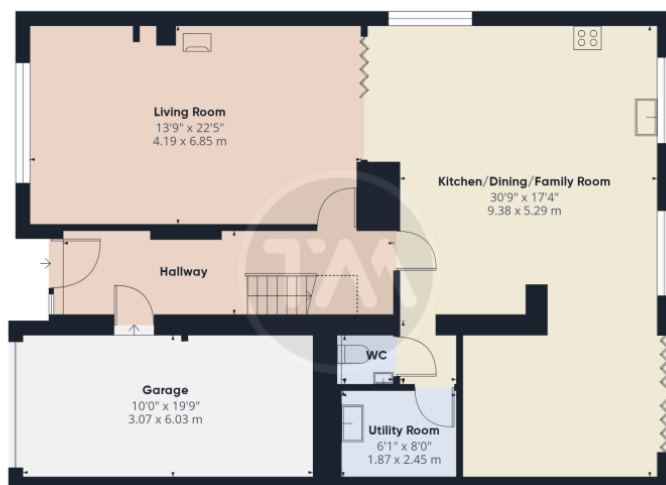
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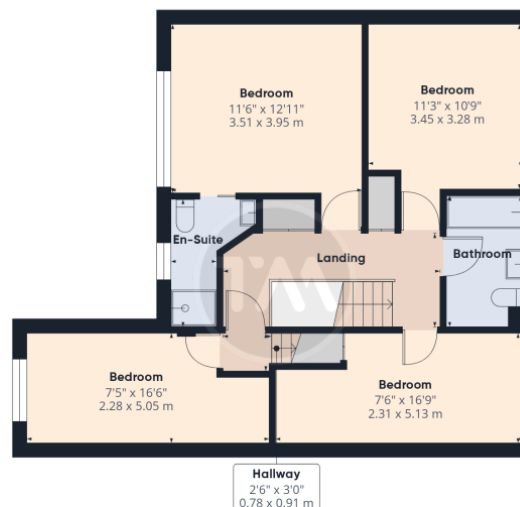
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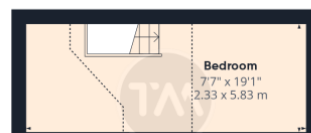
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Ground Floor



Floor 1



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Disclaimer

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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