

Approximate Gross Internal Area
Ground Floor = 36.7 sq m / 395 sq ft
First Floor = 34.3 sq m / 369 sq ft
Total = 71.0 sq m / 764 sq ft

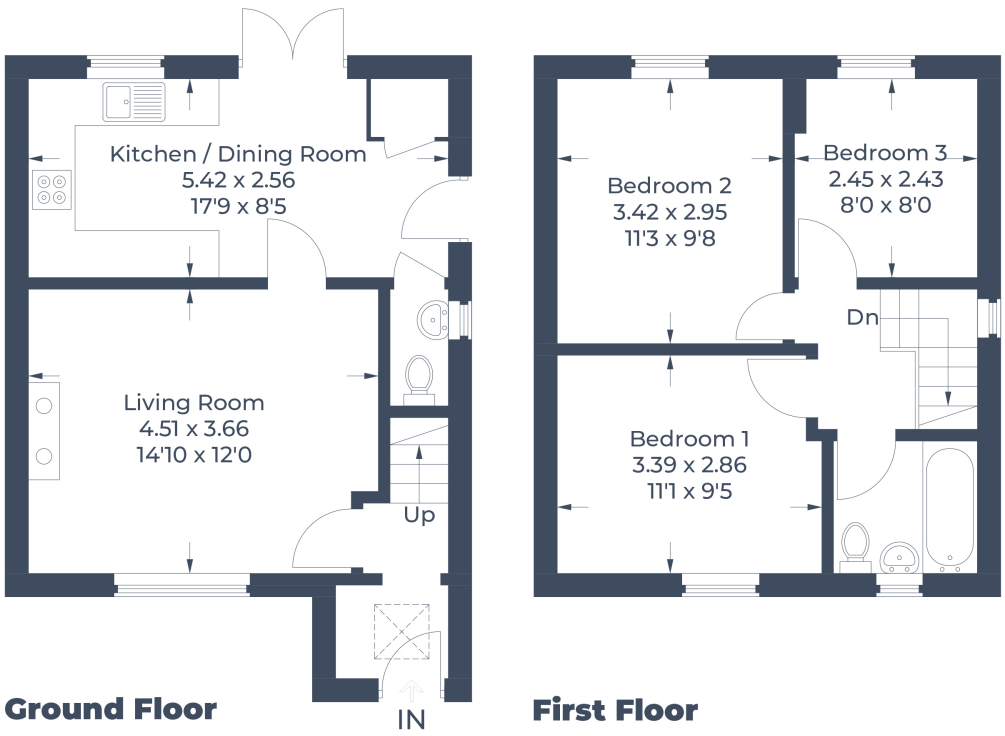
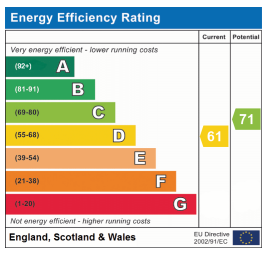


Illustration for identification purposes only,
measurements are approximate, not to scale.
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21 Kimbolton Road, Hail Weston, St Neots, Cambridgeshire PE19 5JY Guide Price £325,000

- Attractive 1930s semi-detached home
- Parking for several vehicles
- Brand new fascias and soffits
- Three bedrooms
- Modern Kitchen and bathrooms
- South facing Garden and Courtyard
- Favoured Village location
- NO CHAIN!















ACCOMMODATION

part glazed door to:

Hallway

skylight window, radiator, stairs rising to First Floor Landing, door to:

Living Room

feature fire surround with inset wood burning stove, radiator, window to the front aspect

Kitchen & Dining Room

comprising wall mounted and base level storage cupboard units, fitted worksurfaces with inset sink and drainer unit, splashback wall tiling, integrated fridge/freezer, freestanding for electric cooker and washing machine, ceramic floor tiles, radiator, tall cupboard housing oil fired boiler, glazed double doors to the outside, further glazed door to the side, window to the rear aspect

Cloakroom

two piece white suite to comprise low level W.C., and wash hand basin, walls tiled to half height, window to the side aspect

First Floor Landing

access to the loft space, window to the side aspect

Bedroom One

radiator, window to the front aspect with beautiful open views

Bedroom Two

radiator, window to the rear aspect

Bedroom Three

radiator, window to the rear aspect

Bathroom

three piece white suite to comprise panel bath with dual head shower over, low level W.C., and wash hand basin, walls tiled to full height, heated towel radiator, window to the front aspect

Outside

a mature south facing front garden mainly laid to lawn with shrub and fence enclosure, gravelled parking area for two/three vehicles, gravelled driveway giving access to additional parking area directly outside of the property. Garden shed and oil tank

enclosed paved garden to the rear offering a high degree of privacy, paved with a large, bespoke timber storage shed & kennel to the side (6M x 2M)

Agents Notes

this is a FREEHOLD property

If you would have any questions relating to the property or would like to arrange a viewing appointment, please contact our St Neots team on 01480 406 400