

7 Second Avenue, Warboys, PE28 2SP

THOMAS MORRIS







Asking Price: £350,000

To be advised

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- Extended Four-bedroom detached family home
- Sought-after cul-de-sac position
- Popular village location
- Refitted kitchen with Integrated appliances
- Cloakroom/WC
- South-west facing rear garden
- Single garage & off-road parking
- Close to Schools and Open Fields
- Freehold
- Energy Rating 58/D

Situated within a highly sought-after cul-de-sac in this popular village location, this nicely presented and thoughtfully extended four-bedroom detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property welcomes you via a bright entrance hall with cloakroom/WC, leading through to a generous lounge, ideal for both relaxing and entertaining. At the heart of the home is a stunning refitted kitchen, featuring a range of integrated appliances including two Neff Hide & Slide ovens, opening seamlessly into an impressive family room with access into the rear garden, creating a wonderful social and family space. To the first floor are four well-proportioned bedrooms and a stylish family bathroom, providing comfortable accommodation for growing families.

Outside, the enclosed south-west facing rear garden offers an excellent degree of privacy and enjoys sunshine throughout the day and into the evening, making it perfect for outdoor entertaining and family enjoyment. To the front, there is off-road parking and a single garage. Occupying a peaceful position within the cul-de-sac and benefitting from neighbouring open fields, the property enjoys a wonderful sense of space and countryside charm. Conveniently located for local amenities, well-regarded schools and transport links, this fantastic family home offers the perfect balance of village living and modern convenience.

Accommodation

Entrance Hall *5'7" x 13'7" (1.7m x 4.14m)*.

Cloakroom *5'5" x 2'5" (1.65m x 0.74m)*.

Kitchen Breakfast Room *11'1" x 16'1" (3.38m x 4.9m)*.

Dining Room *6'11" x 18'10" (2.1m x 5.74m)*.

Living Room *17'6" x 11'3" (5.33m x 3.43m)*.

Landing *2'6" x 12'5" (0.76m x 3.78m)*.

Bedroom One *10'6" x 10'9" (3.2m x 3.28m)*.

Bedroom Two *10'7" x 8'10" (3.23m x 2.7m)*.

Bedroom Three *9'3" x 6'3" (2.82m x 1.9m)*.

Bedroom Four *6'10" x 9'9" (2.08m x 2.97m)*.

Bathroom *6'8" x 5'9" (2.03m x 1.75m)*.

Garage *17'2" x 8'4" (5.23m x 2.54m)*.

Garden







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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