



50 Newtown, Kimbolton, PE28 0HY



Offers Over: £400,000

Freehold

Newtown, Kimbolton, PE28 0HY

- Delightful Character Cottage
 - Views Over Open Countrywide
 - Three Bedrooms
 - En Suite to Main Bedroom
 - Living Room with Wood Burner
 - Attractive Kitchen
 - Sought After Village Location
 - Additional Ground Floor Shower Room
 - Freehold
 - Energy Rating – F/37
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A beautiful surprisingly spacious Pantiled character cottage situated within this sought after village of Kimbolton. The sitting room with log burning stove and uninterrupted views over the countryside, attractive kitchen with pantry and adjacent kitchen/breakfast room. Three bedrooms, main bedroom with en suite. Externally there are gardens and parking.

Council Tax Band - C

Huntingdon District Council



Accommodation

Entrance Hallway

Living Room 16'11" x 16'1" (5.16m x 4.9m).

Dining Room 11'8" x 8'6" (3.56m x 2.6m).

Kitchen 11'6" x 7'3" (3.5m x 2.2m).

Bathroom

First Floor Landing

Bedroom One 17'4" x 16' (5.28m x 4.88m).

Ensuite

Bedroom Two 12'3" x 8'10" (3.73m x 2.7m).

Bedroom Three 11'6" x 7'1" (3.5m x 2.16m).

Outside

Gardens and Parking



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 £60 including 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.



Thomas Morris

4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW

T: 01480 403020

enquiries@thomasmorris.co.uk

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thomasmorris.co.uk



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