



Victoria Cottage, 33 Staploe, PE19 5JA

Guide Price: £500,000

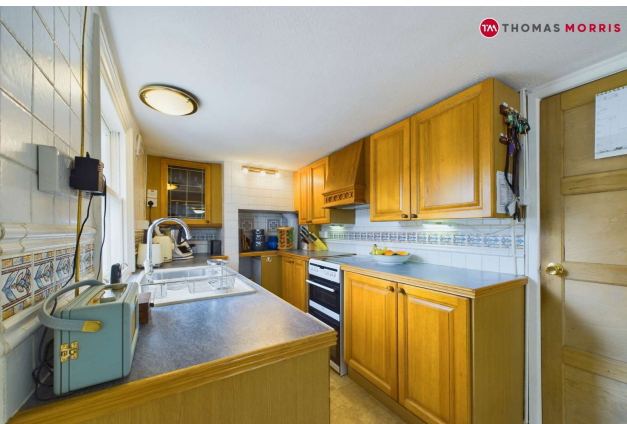
Freehold

Staploe, PE19 5JA

- Detached Cottage
- Rural Location
- Formal Dining Room
- Garden Office
- Open Fire
- Parquet Flooring
- Off Road Parking
- Country Garden
- Freehold
- Energy Rating - F/27

Thomas Morris proudly presents Victoria Cottage, a charming property situated in the picturesque village of Staploe, which is just a short distance from St Neots town centre. This property features parquet flooring, box sash windows, bookshelves, and wooden beams in the main reception area, along with the warmth of an open fire. The kitchen offers lovely views of the courtyard garden, a utility area, and a cosy breakfast nook. It seamlessly combines practicality with charm. Adjacent to the kitchen, there is a spacious family bathroom, featuring a freestanding roll-top bath, a shower, and a stylish ladder-style towel rail. Towards the rear of the ground floor, you will find a generous formal dining area. The spacious main bedroom, located at the rear of the property, has a walk-in wardrobe and double doors opening onto the garden with countryside views. Step outside to discover a garden oasis, boasting raised vegetable patches, flourishing greenery, and a generous outbuilding. One room currently functions as a double office ideal for home working and the other is a versatile space well suited to use as a gym, workshop or storage area. The first floor comprises three bedrooms, one of which has an ensuite. There is off-road parking along the side of the property.

Council Tax Band - E
Bedford Borough Council



Accommodation

Entrance

Living Room 11'7" x 19'1" (3.53m x 5.82m).

Kitchen 6'8" x 19'2" (2.03m x 5.84m).

Utility 5'10" x 10'4" (1.78m x 3.15m).

Dining Room 16'7" x 9'11" (5.05m x 3.02m).

Bathroom

Bedroom One 13'5" x 10'4" (4.1m x 3.15m).

Walk-in Wardrobe

First Floor Landing

Bedroom Two 6'9" x 15'1" (2.06m x 4.6m).

Ensuite

Bedroom Three 11'9" x 7'11" (3.58m x 2.41m).

Bedroom Four 8'5" x 9'10" (2.57m x 3m).

Outside

Enclosed Rear Garden

Outbuildings

Off-Road 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
 enquiriessn@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk



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.

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

