

£425,000

34 Station Road, Warboys, PE28 2TD



**To arrange a viewing call us now on 01480 388888**

An impressive, detached family home, in a popular, well-serviced village location. This property offers generous accommodation throughout with two reception rooms, a kitchen/breakfast, a utility room, four double bedrooms, an en-suite, and a family bathroom. Outside there is a generous driveway, an integral single garage, and a good size rear garden. Viewing comes highly recommended.

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An impressive, detached family home, in a non-estate location, in a popular, well-serviced village. This superb home offers generous accommodation through, boasting a lounge, dining room, kitchen/breakfast room, utility room, and cloakroom on the ground floor. There are four double bedrooms, an en-suite shower room, and a family bathroom on the first floor.

Outside, to the front of the property, there is a good size paved driveway for numerous vehicles, that leads to an integral garage that has an up-and-over door, with power and light connected. There is a gate to the side providing access to the rear garden. The rear garden is a good size, laid mainly to lawn with paved pathways, a paved patio seating area, a timber decked covered area with fitted hot tub and timber constructed bar, there is a summer house, an outside tap, and external power supply.

**Bedroom 1**  
4.96m (16'3") x 3.48m (11'5")

**En-suite Shower Room**

**Bedroom 2**  
5.17m (17') x 3.00m (9'10")

**Bedroom 3**  
4.28m (14'1") x 3.48m (11'5") max

**Bedroom 4**  
4.04m (13'3") x 2.73m (8'11")

**Bathroom**  
2.29m (7'6") x 1.75m (5'9")

**Further Information**

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

**Ground Floor**

**Entrance Hall**

**WC**

**Lounge**  
5.47m (17'11") x 3.48m (11'5")

**Dining Room**  
3.74m (12'3") x 2.97m (9'9")

**Kitchen/Breakfast Room**  
4.67m (15'4") x 3.26m (10'8")

**Utility Room**  
3.74m (12'3") x 2.54m (8'4")

**First Floor**

**Landing**

