



1 Globe Lane, Alconbury

£315,000

 **Oliver James**  
Property Sales & Lettings



## 1 Globe Lane

Alconbury, Huntingdon

An established, well proportioned home of 1173 sq/ft / 109 sq/metres sitting on a good size plot close with garaging, close to village amenities. No onward chain.

Council Tax band: B

Tenure: Freehold

- Semi-Detached Family Home.
- Three Good Size Bedrooms.
- The Gross Internal Floor Area is approximately 1173 sq/ft / 109 sq/metres.
- A Plot Size of 0.08 Acres.
- 6 Mile from Huntingdon Train Station & Close to Alconbury Weald.
- Walking Distance to Village Shop, Public House & Bus Stop.
- Driveway Parking to Numerous Vehicles.
- Detached Cast Concrete Garage.
- The Property is Offered for sale with No Forward Chain.
- EPC: D.





## INTRODUCTION

An established semi-detached family home, ideally located within the popular and easily accessible village of Alconbury. The property is deceptively spacious having been extended to the rear with a lovely kitchen/diner to the rear and additional reception room with a feature gas effect fire, downstairs wet room and further bathroom upstairs. To the front is parking for numerous vehicles with further vehicular access to the rear leading to a detached cast concrete garage.

## LOCATION

Situated just off the A1 road network the idyllic village of Alconbury is located approximately five miles north-west of Huntingdon and is home to a cricket club, football teams, several public houses a doctor's surgery, post office and houses the local MP as well as a primary school. A service station on the B1043/A14 junction closed in August 2007 and re-opened in 2012 under new owners. Set between Alconbury and The Stukeleys, the new development of Alconbury Weald will offer a wide range of amenities including the post office, doctor's surgery, country pub and church.

## GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1173 sq/ft / 109 sq/metres.

## ENTRANCE HALL

UPVC door to front elevation. Stairs to first floor. Radiator. Tiled flooring.

## WET ROOM

Fitted with a three piece suite comprising open shower cubicle with shower screen and tiled wet room floor with independent shower over, pedestal wash hand basin and low level WC. Obscure UPVC window to front elevation. Radiator. Extractor fan.





### **KITCHEN / DINER**

Dimensions: 17' 5" x 11' 6" (5.30m x 3.50m). Fitted with wall and base mounted cupboard units with granite effect work surface. UPVC window to rear elevation. UPVC window to side elevation. UPVC door to side elevation. Integrated fridge freezer. Integrated four ring ceramic hob. Integrated electric oven and grill. Plumbing for a washing machine. One and a half bowl stainless steel sink and drainer. Space for a tumble dryer. Tiled surrounds. Radiator. Under/stairs cupboard with built in shelving.

### **LIVING ROOM**

Dimensions: 15' 9" x 11' 8" (4.80m x 3.55m). UPVC window to front elevation. UPVC door to rear elevation. Radiator. Feature gas coal effect fire.

### **LANDING**

UPVC window to rear elevation.

### **PRINCIPAL BEDROOM**

Dimensions: 15' 4" x 11' 4" (4.67m x 3.45m). UPVC window to front elevation. Radiator. Airing cupboard housing gas fired central heating boiler, installed in 2015.

### **BEDROOM TWO**

Dimensions: 11' 9" x 10' 3" (3.58m x 3.12m). UPVC window to front elevation. Radiator. Loft access. Built in cupboard.

### **BEDROOM THREE**

Dimensions: 11' 7" x 6' 11" (3.53m x 2.11m). UPVC window to rear elevation. Radiator.

### **BATHROOM**

Fitted with a three piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Obscure UPVC window to side elevation. Chrome heated towel rail. Tiled surrounds. Extractor fan.





#### **EXTERNAL**

The property benefits from a hard standing driveway leading to gravelled parking for numerous vehicles, with an open plan laid to lawn front garden with post and rail fencing. Gated access leads to the rear, measuring approximately 37' 8" x 31' 11" (11.48m x 9.72m), to the main laid to lawn with a patio seating area and some flower borders, timber shed and external cold water tap. At the bottom of the garden is a cast concrete garage with up and over door to front and personal door to side. Although power is not connected, our client has informed us that the trunking for cabling has been laid - although no power is connected at this stage. There are double gates to the rear, access provided via Sparrow Drive.

#### **COUNCIL TAX**

The Council Tax Band for the Property is B (Approx £1614 p/a)

#### **AGENTS NOTES**

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

#### **MONEY LAUNDERING REGULATIONS**

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





Total Area: 109.0 m<sup>2</sup> ... 1173 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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