



11 Globe Lane, Alconbury

Guide Price £400,000

 **Oliver James**  
Property Sales & Lettings





## 11 Globe Lane

Alconbury, Huntingdon

Benefiting from lovely countryside views to the front, an extended home on a plot of 0.16 acres with refitted kitchen and bathroom. South facing garden.

Council Tax band: B

Tenure: Freehold

- Semi detached family home.
- Three bedrooms.
- The Total Plot Size is 0.16 acres.
- The Gross Internal Floor Area is approximately 1221 sq/ft / 113 sq/metres.
- Countryside views to the front elevation.
- Extended family room with vaulted ceiling.
- Expired planning permission for additional garaging.
- Driveway parking for three vehicles.
- Three reception rooms.
- EPC: D.





## INTRODUCTION

This extended semi detached home has a large frontage with driveway parking to the side for numerous vehicles. There is a large living room, double aspect, on the left hand side of the property with the dining room and refitted kitchen on the right leading through to a lovely extended family room with vaulted ceiling. There is also the functionality of a separate utility room and downstairs shower room. Upstairs are three bedrooms and a refitted bathroom. The property sits on a mature plot of 0.16 acres and is ideally located close to countryside walks.

## 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.

## PLANNING PERMISSION (CURRENTLY EXPIRED)

Planning permission was granted for the erection of a detached double garage to the rear under reference 1402059FUL via Huntingdonshire District Council. Please note that the planning permission has expired and would need to be re-applied for. Please see last picture in the photos which shows the illustrative site layout.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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