



1 Pringle Court Pringle Way, Little Stukeley

Guide Price £600,000



1 Pringle Court Pringle Way

Little Stukeley, Huntingdon

An executive detached home on a plot of 0.12 acres with double garaging set in a peaceful village setting. Offered with no forward chain. Council Tax band: F

Tenure: Freehold

- Executive detached family home.
- Five bedrooms.
- The Gross Internal Floor Area is approximately 1732 sq/ft / 161 sq/metres.
- A mature plot of 0.12 acres.
- Lovely principal bedroom with dressing area and en-suite shower room.
- Village location yet easy access Huntingdon & road networks.
- 3.7 miles, an approximately 10 minute drive to Huntingdon Train Station.
- Double integral garage with power and lighting.
- The Property is sold with no forward chain.
- EPC: D.





INTRODUCTION

This individual detached home is situated on a plot of 0.12 acres with a large frontage providing parking for numerous vehicles and a fully enclosed garden with decked seating area. The entrance hall has plenty of storage and there are three large reception rooms as well as an extended conservatory. The kitchen is well appointed with a range of cupboard units and there is also a separate utility room with side access. Upstairs there are five well proportioned bedrooms with a large principal bedroom with a dressing area and en-suite shower room. There is also a modern bathroom as well as a further downstairs shower room.

LOCATION

Although an idyllic, peaceful setting situated along the desired Low Road within Little Stukeley, the property benefits from quick and easy access to the A14/A1 road networks as well as being a five minute drive from Huntingdon Town Centre with its range of amenities including a cinema complex, supermarkets and a range of High Street shops as well as Huntingdon Train Station with a fast line to London Kings Cross in just 45 minutes.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		75
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

