



11 Littlecotes Close, Spaldwick  
£425,000

 **Oliver James**  
Property Sales & Lettings



## 11 Littlecotes Close

Spaldwick, Huntingdon

A wonderful opportunity to acquire an executive detached home extending to 1236 sq/ft / 114 sq/metres with single garaging & good size garden. Sought after village location just 21 minutes drive to Huntingdon Train Station and great local amenities.

Council Tax band: D

Tenure: Freehold

- Executive detached home.
- Four double bedrooms.
- The Gross Internal Floor Area is approximately 1236 sq/ft / 114 sq/metres. (Excluding garaging)
- Beautifully refitted en-suite shower room.
- Two good sized reception rooms and extended UPVC conservatory.
- Single garage with power and lighting.
- Easy and quick access onto the A14 / A1 road network.
- Situated within walking distance of the local shop & George Restaurant & Public house.
- 14 miles / 21 minutes drive to Huntingdon Train Station.
- EPC: D.





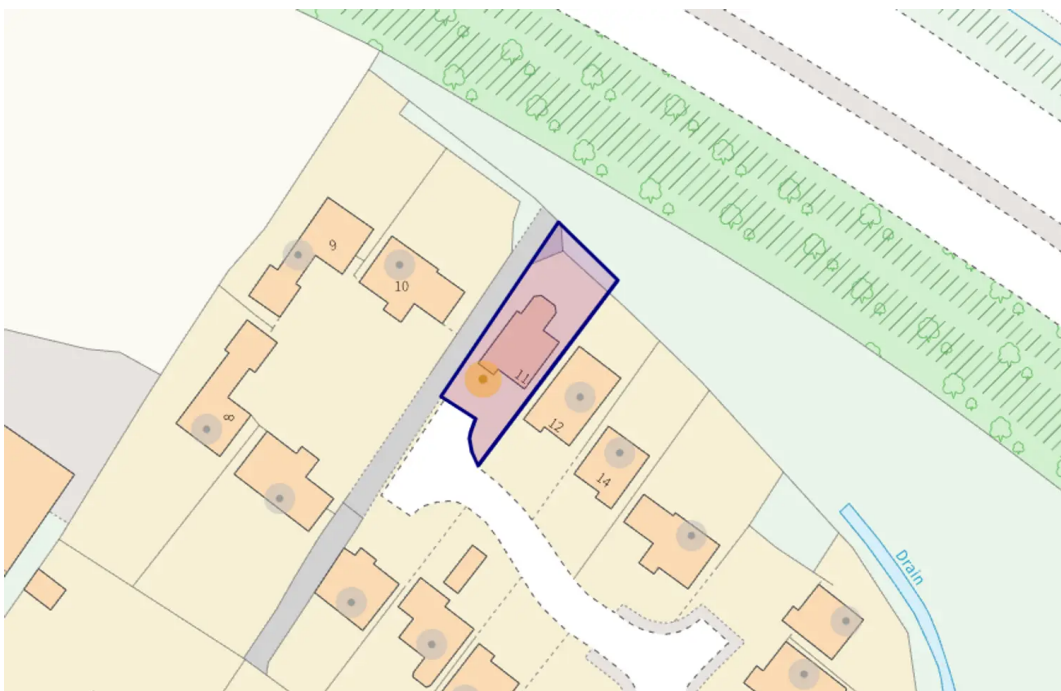
## INTRODUCTION

The property is tucked away on the right hand side of the cul de sac with driveway parking to the front and side access to the rear. The entrance hall has the stairs rising to the first floor as well as the downstairs cloakroom. Overlooking the front of the property with a bay window is the dining room with the living room and UPVC conservatory situated to the rear taking advantage of views over the garden. The kitchen is fitted with a smart range of cupboards units and a fitted worksurface. Upstairs, a real feature of the property are the four good size bedrooms allowing plenty of space for a family or working from home. The bathroom is well proportioned and the en-suite shower room has been beautifully refitted in a tasteful style with quality fixtures and fittings.

## LOCATION

Spaldwick is a charming village with a number of amenities including the George Inn and a service station, while a great range of cafés, bars and shops can be found close by in Huntingdon town centre. Cambridge is also within easy reach for a wider variety of restaurants, shopping and leisure facilities, and the beautiful green expanses of Hinchingsbrooke Country Park are nearby and provide fantastic opportunity for walks and picnics. Road links in the area are excellent and the A14 provides fast access to the A1, M11 and M1 for routes into London and around the UK. The mainline station in Huntingdon provides direct services into London Bridge, and Cambridge station offers fast services into London Kings Cross in under an hour. Spaldwick Community Primary School is located in the village and other schools in the area include Brington CE, Kimbolton Primary Academy, Kimbolton School 4 miles and Alconbury CE.





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>	65	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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>	65	79
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