



## Spinney Field, Ellington

Guide Price £650,000





## Windrush, 3 Spinney Field

Ellington, Huntingdon

A smartly presented detached home on a corner plot of 0.21 acres with double garaging, additional garden home office and fully owned solar panels.

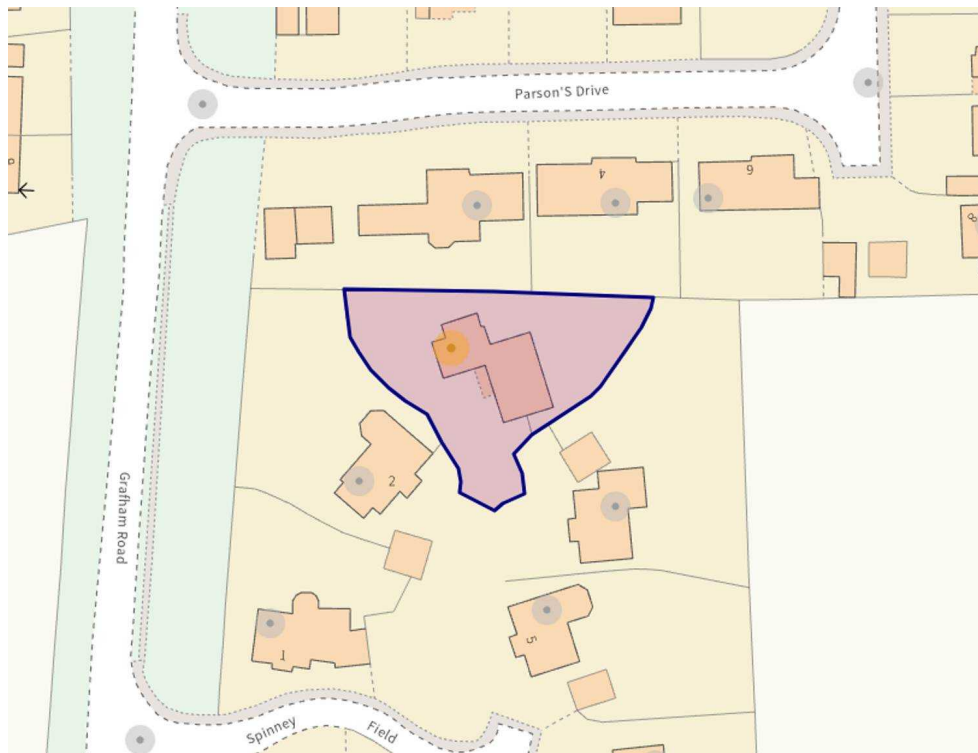
Council Tax band: F

Tenure: Freehold

- Executive detached home.
- Five well proportioned bedrooms.
- The Gross Internal Floor Area is approximately 1851 sq.ft / 172 sq.metres.
- Contemporary, refitted kitchen / breakfast room.
- The Total Plot Size is approximately 0.21 acres.
- Double garage with additional workshop space.
- Timber summer house / potential home office to the rear of the garden.
- Easy and quick access onto the A1 / A14 road network.
- 6 miles / Approximately 13 minute drive to Huntingdon Train Station.
- EPC: C.



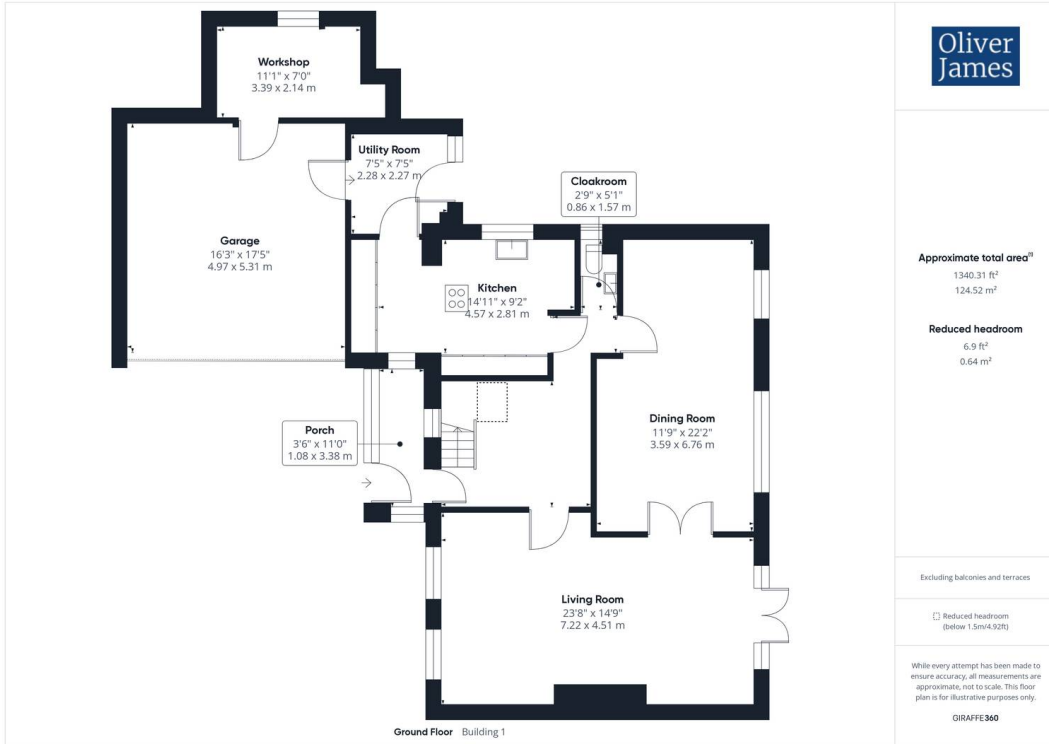




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	









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