



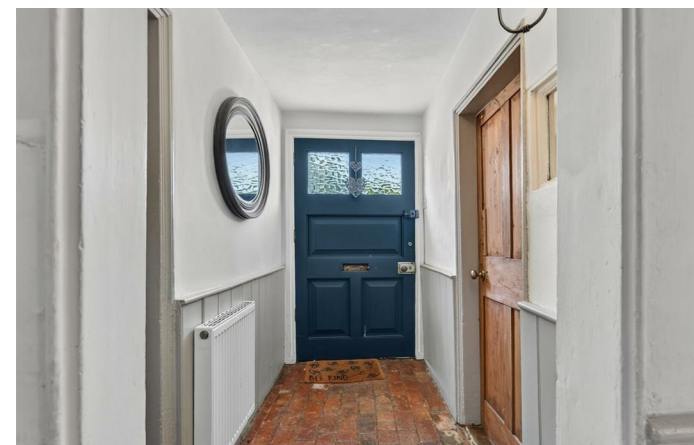
28 East Street
Huntingdon, PE28 0HJ



Christie Taylor
Partnered With
Simpsons
Property Experts

This charming semi-detached cottage sits in the very heart of Kimbolton, just a stone's throw from the village's thriving high street and its wealth of amenities. Rich in character, the property showcases an array of period features and has been thoughtfully modernised to create a seamless blend of contemporary comfort and country charm.

The accommodation opens with a welcoming entrance hall laid with historic brick flooring, leading to a front-facing family room, a home office, and a delightful lounge complete with a feature fireplace and a continuation of the brick floor. To the rear, a kitchen/breakfast room offers direct access to the courtyard garden. Upstairs, the home provides three double bedrooms and a well appointed four-piece family bathroom. A truly beautiful property, full of personality and warmth, that must be viewed to be fully appreciated.



Offers over £375,000



3



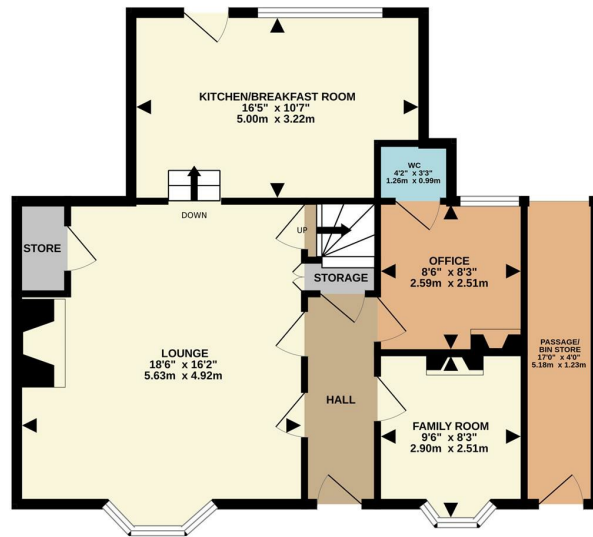
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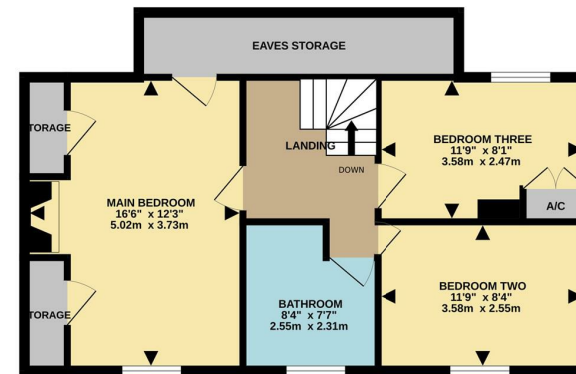
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GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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