



Station Road, Catworth, PE28 0PE  
Guide Price £450,000 - £475,000

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LATCHAM ———  
DOWLING

ESTATE AGENTS

**\*\*\*GUIDE PRICE £450,000 -  
£475,000\*\*\***

**\*\*VASTLY EXTENDED AND COMPLETELY  
MODERNISED FOUR BEDROOM SEMI  
DETACHED FAMILY HOME OCCUPYING  
A SUBSTANTIAL PLOT OF NEARLY A  
QUARTER OF AN ACRE\*\***

Situated on the outskirts of this extremely sought after village and with stunning views over open farmland to the rear, this deceptively spacious and completely refurbished family home offers nearly 1500sqft of exceptional accommodation over three floors. The ground floor delivers an impressive open plan living area and a **STUNNING** kitchen/ dining/ family room with a beautifully fitted kitchen, roof lantern and bi-folding doors opening out to the landscaped 160' x 50' rear garden!! The first floor then offers two large double bedrooms and a gorgeous re-fitted family bathroom (with freestanding bath and separate double width shower) and the top floor offers a striking and extremely versatile loft conversion that provides a large dual aspect double bedroom and an adjacent smaller bedroom, that could also be used as an office, nursery and or even as an en suite as the sellers have 'future proofed' the space by running the water feeds up to this room.

To the front of the property is an extensive graveled driveway providing off road parking for up to four cars.

Viewing is essential to fully appreciate the quality and finish of this tremendous family home and the beautiful plot and views on offer!!!

**Entrance Via**

**Entrance Hall**  
11'0 x 5'10 (3.35m x 1.78m)





**Cloakroom**  
7'9 x 3'5 (2.36m x 1.04m)

**Sitting Room**  
20'11 max x 19'11 max (6.38m max x 6.07m max)

**Kitchen/ Dining/ Family Room**  
16'7 x 14'11 (5.05m x 4.55m)

**Utility Room**  
7'9 x 6'1 (2.36m x 1.85m)



**First Floor Landing**  
11'7 x 6'11 (3.53m x 2.11m)

**Bedroom One**  
13'6 x 10'10 (4.11m x 3.30m)

**Bedroom Two**  
13'6 x 8'8 (4.11m x 2.64m)

**Bathroom**  
7'10 x '11 (2.39m x '3.35m)

**Second Floor Landing**

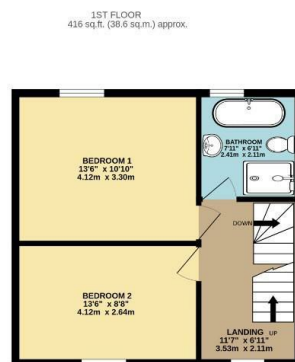
**Bedroom Three**  
15'3 x 13'0 (4.65m x 3.96m)

**Bedroom Four**  
7'11 x 6'9 (2.41m x 2.06m)

**Rear Garden**  
160' x 50' approx (48.77m x 15.24m approx)

**Front Of Property**

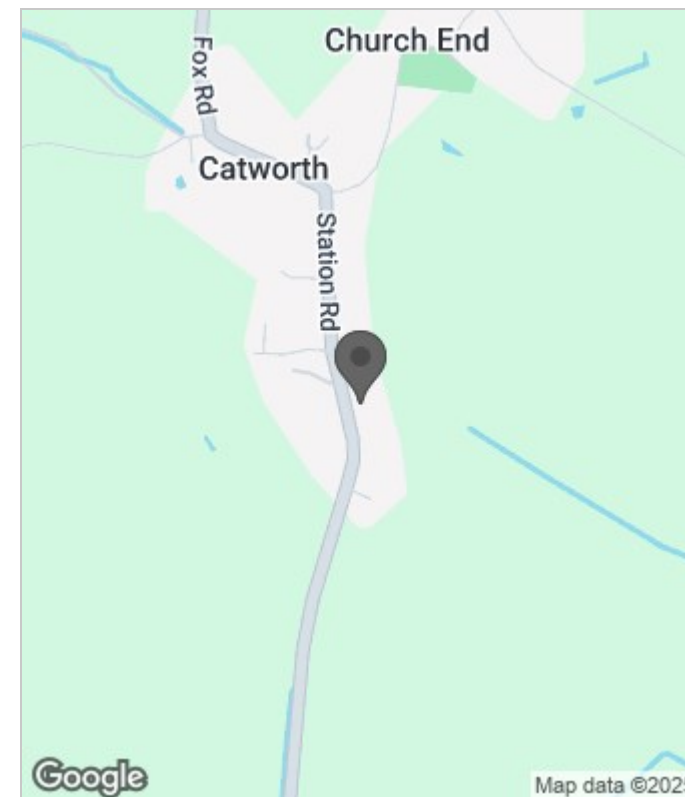




TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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