



Pinfold Lane, Godmanchester HUNTINGDON
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Popular Godmanchester location
- Generous rear garden with patio
- Driveway parking for multiple vehicles
- Ground-floor bathroom and utility area
- Versatile layout with multiple reception rooms

The property has been thoughtfully extended to create flexible living accommodation across both floors. The welcoming entrance leads to a bright and spacious living room, while the refitted kitchen provides a modern and practical space with an excellent range of storage and work surfaces. Additional reception accommodation offers flexibility for formal dining, a family room, home office or potential ground-floor bedroom, depending on individual requirements. A ground-floor bathroom and separate utility area further enhance the practicality of the home. Upstairs, there are three well proportioned bedrooms, including two generous doubles and a comfortable single bedroom. The first floor is served by a family bathroom and separate WC, providing convenience for busy households. Externally, the property enjoys a generous rear



garden with a patio seating area and substantial lawn, offering plenty of space for entertaining, family activities and gardening enthusiasts. To the front, a driveway provides off road parking for multiple vehicles.

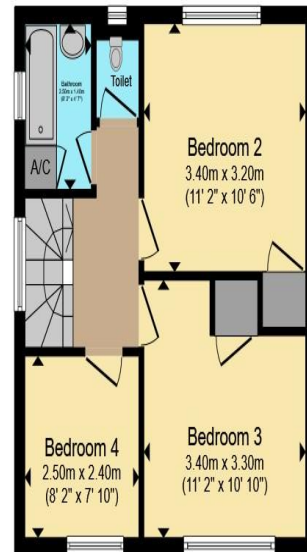
Ideally positioned within easy reach of local shops, schools, riverside walks and transport links, this well-maintained home offers an excellent balance of space, convenience and versatility. Offered to the market with no onward chain, early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 108.3 m² (1,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01480 271214

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home valuation.

 01480 271214

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100936 - 0002

