



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Mill Lane, Glatton**  
Huntingdon, PE28 5RU  
**£1,375,000**

## SUMMARY

- Newly Built Five / Six Bedroom Detached Home
- Double Garage & Annexe
- Four En Suites, Family Bathroom & Downstairs WC
- Utility Room
- Open Plan Kitchen Dining Room
- Living Room & Snug
- Galleried Landings
- Idyllic Village Location





\*\*\* DOUBLE GARAGE & ANNEXE \*\*\*

\*\*\* HIGH SPECIFICATION \*\*\*

\*\*\* NEWLY BUILT IN 2024 \*\*\*

Offered for sale is the newly built Ashgrove House a 5/6 bedroom family home, set within the idyllic village of Glatton.

The property offers just over 3800 Sq Ft of spacious accommodation over three floors and comprising; Entrance hall, downstairs WC, living room, snug, open plan kitchen dining room, utility room, five double bedrooms, three en suites, family bathroom, annexe with kitchen area & shower room, double garage with plenty of parking and a private rear garden with extensive patio area.

Internal pictures soon to follow.



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **TBC**

Local Authority: **Cambridgeshire County Council**

Services: **TBC**

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

