



Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon St Neots 32 Market Square 60 High Street
St Neots 32 Market Square 60 High Street
Kimbolton 24 High Street Cashel House
Kimbolton 24 High Street Cashel House
Mayfair Office 15 Thayer St, London
 Tel: 01480 860400
 Tel: 01480 860400
 Tel: 01480 414800
 Tel: 01480 414800



- Spacious Detached Family Home
- En Suite And Family Bathroom
- Utility Room And Cloakroom
- Beautiful Mature Plot
- No Forward Chain

- Five Bedrooms
- Separate Reception Rooms
- Double Garage And Off Road Parking
- Picturesque Hamlet



Timber Door With Glazed Inserts To

Reception Hall

Windows to rear aspect, radiator, exposed brick work, under stairs storage cupboard, steps to **Hallway**.

Dining Room

13' 9" x 11' 10" (4.19m x 3.61m)

A double aspect room with window to side aspect and picture window to rear aspect, coving to ceiling, radiator, dado rail, twin glazed doors to

Snug

11' 10" x 11' 6" (3.61m x 3.51m)

Picture style window to front aspect, coving to ceiling, radiator, brick built fire place with tiled hearth and inset wood burner, opening to

Kitchen

14' 1" x 11' 2" (4.29m x 3.40m)

Two windows to front aspect, fitted in a range of base, drawer and wall mounted units, tiled complementing work surface, stainless steel one and a half bowl single drainer sink unit with mixer tap, complementing tiling, twin plate Aga, plumbing for dishwasher, tiled flooring.

Utility Room

10' 6" x 6' 11" (3.20m x 2.11m)

Window to front aspect, door to side aspect, fitted in a range of base, drawer and wall mounted units, stainless steel single drainer sink unit with mixer tap, floor mounted central heating boiler, tiled flooring.

Hallway

Stairs to first floor, access to

Study

10' 6" x 7' 3" (3.20m x 2.21m)

Window to side aspect, coving to ceiling, radiator.

Living Room

18' 4" x 14' 9" (5.59m x 4.50m)

A double aspect room with three windows to side aspect and French doors to rear aspect, coving to ceiling, two wall light points, radiator, central open fire place with tiled hearth and timber bressumer over.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling.

First Floor Landing

Two roof light windows to rear aspect, airing cupboard housing hot water cylinder and shelving, coving to ceiling.

Principal Bedroom

12' 10" x 11' 10" (3.91m x 3.61m)

Picture style window to front aspect, radiator, double wardrobe with hanging and shelving.

En Suite Shower Room

Sky light window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle, tiled surrounds, radiator.

Bedroom 2

14' 9" x 11' 2" (4.50m x 3.40m)

A double aspect room with two windows to side aspect and picture style window to rear, radiator.

Bedroom 3

11' 10" x 10' 6" (3.61m x 3.20m)

Picture style window to rear aspect, radiator, access to loft space.

Bedroom 4

11' 2" x 7' 7" (3.40m x 2.31m)

Window to side aspect, access to loft space, radiator, walk in storage cupboard with shelving and lighting.

Bedroom 5

11' 2" x 6' 3" (3.40m x 1.91m)

Window to side aspect, double wardrobe with hanging and shelving, radiator.

Family Bathroom

Window to side aspect, fitted in a four piece suite comprising low level WC, vanity wash hand basin, shower cubicle, panel bath with mixer tap hand shower over, tiled surrounds, coving to ceiling, radiator, access to loft space.

Outside

The gravel drive way provides off road parking for a number of vehicles leading to the **Detached Double Garage** with two sets of double doors, power, lighting, window and personal door to side. The beautiful mature gardens are laid to lawn with mature trees, shrubs and planting, oil tank.

Agents Note

There is oil central heating.

The property has had subsidence caused by neighbouring tree roots which has now been corrected. For further details please contact the office.

Tenure

Freehold

Council Tax Band - G

