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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D969580)

Housepix Ltd



Approximate Gross Internal Area
129.6 sq m / 1395 sq ft
Double Garage = 34.4 sq m / 370 sq ft
Total = 164 sq m / 1765 sq ft



- Beautiful Detached Property
- Designer Kitchen With Integrated Appliances
- Double Garage
- Vastly Improved And Modernised
- Non Estate Location
- En Suite And Family Bathroom
- Four Bedrooms
- Off Road Parking With Electric Gates
- Walking Distance To Local Shops And Primary School
- Highly Sought After Village



Storm Canopy Over
Composite door to

Reception Hall
Double glazed window to front aspect, recessed down lighters, two radiators, tiled flooring, bespoke stair case with Oak treads with chrome hand rails and glass balustrade.

Cloakroom
Double glazed window to side aspect, fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin, complementing tiling, tiled flooring, radiator, recessed down lighters.

Study
7' 7" x 7' 3" (2.31m x 2.21m)
Double glazed window to front aspect with fitted shutter, recessed down lighters, contemporary style radiator, timber flooring.

Living/Dining Room
26' 11" x 11' 6" (8.20m x 3.51m)
A double aspect room with double glazed window to front aspect with fitted shutters and double glazed bi-fold doors to rear terrace, recessed down lighters, two radiators, wood burning stove and granite hearth, two integrated audio speakers.

Kitchen/Breakfast Room
14' 1" x 8' 10" (4.29m x 2.69m)
Double glazed window to rear aspect, composite double glazed door to side aspect, re-fitted by Nicholas Hyde in a comprehensive range of base, drawer and wall mounted cabinets, quartz work surfaces and breakfast bar with matching up-stands, a range of integrated appliances to incorporate dishwasher, induction hob with cooker hood over, electric oven, microwave, coffee machine, washer dryer, wine cooler, space and plumbing for American style fridge freezer, one and a half bowl sink unit with mixer tap, recessed down lighters, tiled flooring.

First Floor Landing
Access to boarded loft space with ladder, power, lighting and housing combination central heating boiler and water softener.

Principal Bedroom
13' 3" x 11' 10" (4.04m x 3.61m)
Double glazed window to front aspect with fitted shutter, radiator, two wall light points.

En Suite Shower Room
Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle with rainfall shower head over, tiled flooring, recessed down lighters, extractor fan, full tiling.

Bedroom 2
14' 1" x 8' 10" (4.29m x 2.69m)
Double glazed window to rear aspect with fitted shutter, radiator.

Bedroom 3
11' 10" x 11' 2" (3.61m x 3.40m)
Double glazed window to rear aspect, with fitted shutter, radiator.

Bedroom 4
9' 10" x 7' 7" (3.00m x 2.31m)
Double glazed window to front aspect, radiator.

Family Bathroom
Double glazed window to side, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, 'P' shaped panel bath with shower unit over and shower screen, heated towel rail, extractor fan, recessed downlighters, tiled surrounds, tiled flooring.

Outside
The front garden is laid to lawn with block paved pathway and courtesy light, raised planter. Twin timber electrically operated gates access the block paved drive way providing off road parking for a number of vehicles leading to the **Detached Garage** measuring 20' 9" x 17' 1" (6.32m x 5.21m) with electric up and over door, personal door and window to side, power and lighting. The rear garden has a decked seating area, terrace with fitted barbeque, outside lighting and outside tap. The rear garden is enclosed by panel fencing and offers a high degree of privacy.

Tenure
Freehold
Council Tax Band - E

