



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. (ID1021503)  
 Housepik Ltd



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

Huntingdon 60 High Street St Neots Tel: 01480 414800	Huntingdon 32 Market Square St Neots Tel: 01480 406400	Kimbolton 24 High Street Kimbolton Tel: 01480 860400	Mayfair Office Cashel House 15 Thayer St, London Tel: 0870 1127099
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- Established Family Home
- Separate Living Room & Dining Room
- Ground Floor Shower Room
- Garage And Driveway
- Potential to Extend (stpp)

- Four Double Bedrooms
- Ensuite Bathroom And Family Bathroom
- Enclosed Rear Garden
- Cul De Sac Location
- Walking Distance To Village Primary School



**UPVC Double Glazed Door To**

**Entrance Hall**

Coving to ceiling, stairs to first floor, under stairs storage cupboard, radiator, coats hanging area.

**Shower Room**

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, full ceramic tiling, coving to ceiling, radiator.

**Living Room**

17' 4" x 13' 3" (5.28m x 4.04m)

Double glazed sliding patio doors to **Lean To**

**Conservatory**, coving to ceiling, two radiators, two wall light points.

**Lean To**

Windows over looking garden, door opening to garden.

**Dining Room**

13' 3" x 10' 10" (4.04m x 3.30m)

Double glazed window to rear, coving to ceiling, radiator, door through to



**Kitchen**

12' 2" x 9' 1" (3.71m x 2.77m)

UPVC double glazed window to front aspect and UPVC double glazed door to side, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, stainless steel single drainer sink unit with mixer tap, complementing tiling, spaces and plumbing for dishwasher and washing machine, space for electric cooker, wall mounted central heating boiler, radiator.

**First Floor Landing**

Access to loft space, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

**Bedroom 1**

16' 9" x 9' 4" (5.11m x 2.84m)

Double glazed window to rear, coving to ceiling, radiator.



**En Suite Bathroom**

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower, complementing tiling, radiator, coving to ceiling, shaver light point.

**Bedroom 2**

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to rear aspect, coving to ceiling, radiator.

**Bedroom 3**

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to rear aspect, coving to ceiling, radiator.

**Bedroom 4**

11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed window to front aspect, coving to ceiling, radiator.

**Family Bathroom**

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer shower over, complementing tiling, shower screen, radiator, coving to ceiling, shaver light point.

**Outside**

The front garden is laid to lawn with mature borders, with pathway to front door, side gate to rear garden, outside light, outside tap

**Tenure**

Freehold

Council Tax Band - D

