



Beaufort Drive, Buckden PE19 5YU

Guide Price £375,000



- Link Detached Family Home
- Three Bedrooms
- En Suite Shower Room And Family Bathroom
- Ground Floor Cloakroom
- Driveway Parking And Single Garage
- Living Room And Separate Dining Area
- Well Tended Gardens
- Beautifully Presented
- Highly Desirable Village
- Walking Distance To Local Amenities

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## Composite Double Glazed Door To

### Entrance Porch

Radiator, laminate flooring.

### Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, radiator, complementing tiling, laminate flooring, recessed downlighters, consumer unit.

### Living Room

14' 9" x 13' 6" (4.5m x 4.11m )

Double glazed window to front aspect, coving to ceiling, two radiators, stairs to first floor, understairs storage cupboard, arch way to

### Dining Room

8' 10" x 8' 10" (2.7m x 2.7m)

Coving to ceiling, double glazed French doors to rear aspect, radiator, laminate flooring.

### Kitchen

8' 10" x 7' 10" (2.7m x 2.4m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, single drainer one and a half bowl sink unit with mixer tap, spaces and plumbing for washing machine and dishwasher, integrated electric oven and gas hob with cooker hood over, space for fridge freezer, concealed wall mounted gas central heating boiler, laminate flooring.

### First Floor Landing

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

### Principal Bedroom

12' 6" x 10' 2" (3.8m x 3.1m)

Double glazed window to rear aspect, radiator, a range of furniture incorporating wardrobes and bedside units.

### En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with shower wall boarding, complementing tiling, radiator, laminate flooring, extractor fan, recessed downlighters.

### Bedroom 2

9' 11" x 8' 11" (3.03m x 2.73m)

Double glazed window to front aspect, radiator.

### Bedroom 3

9' 2" x 6' 11" (2.8m x 2.1m)

Double glazed window to rear aspect, 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 tap hand shower, complementing tiling, radiator, extractor fan, recessed downlighters.

### Outside

The front garden is laid to lawn with hedging, outside lighting. There is a block paved driveway with off road parking leading to the **Single Garage** with up and over door, power, lighting and personal door to rear aspect. The rear garden has a patio seating area, laid to lawn, established borders, a raised decked seating area, outside tap and lighting. The rear garden is enclosed by panel fencing and brick walling.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Tax Band - C