



**Chestnut Grove, Great Stukeley PE28 4AD**

**Guide Price £195,000**

- Offers Considered Between £195,000 - £200,000
- Beautifully Presented Luxury First Floor Executive Apartment
- Two Double Bedrooms
- Stunning Formal Parkland Gardens
- Open Countryside Views
- Stunning Re-Fitted Kitchen And Four Piece Family Bathroom
- Hugely Desirable Development
- No Forward Chain
- Lease Renewed To 999 Years In 2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**Peter Lane & PARTNERS**  
Est. 1990

**Huntingdon 01480 414800**

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huntingdon@peterlane.co.uk

Secure communal entrance to

Stairs to first floor, door to secondary landing leading to solid door to

Security entry telephone, airing cupboard housing hot water cylinder and shelving.

13' 5" x 9' 1" (4.09m x 2.77m)

Fitted in a quality range of Shaker style base and wall mounted cabinets with complementing laminate work surfaces and re-tiled surrounds, triple glazed window to front aspect with integral window seating, integral double stainless steel electric oven and ceramic hob with suspended extractor unit fitted above, drawer units and pan drawers, integrated fridge freezer, automatic washing machine and dishwasher, single drainer sink unit with mixer tap, composite floor covering.

15' 3" x 11' 7" (4.65m x 3.53m)

Three triple glazed windows to rear aspect, feature central fireplace with moulded timber surround, wall light points, independent contemporary electric radiator, cornicing to ceiling.

14' 3" x 11' 2" (4.34m x 3.40m)

Two triple glazed aspect windows to rear garden, double wardrobe with hanging and shelving, contemporary independent electric radiator.

11' 4" x 9' 6" (3.45m x 2.90m)

Triple glazed window to rear aspect, contemporary independent electric radiator.

8' 3" x 8' 0" (2.51m x 2.44m)

Re-fitted in a four piece contemporary white suite comprising low level WC, vanity wash hand basin, extensive tiling, corner bath, screened shower enclosure with independent shower unit fitted over, inset vanity mirror with low level lighting, shaver light point, independent radiator and convector heater, fitted wall unit.

The development stands in impressive formal communal gardens extending to approximately two acres with ornamental pond, a large selection of mature trees with open fields and stunning countryside outlook. There is a brick paviour parking area to the rear and an external storage shed.

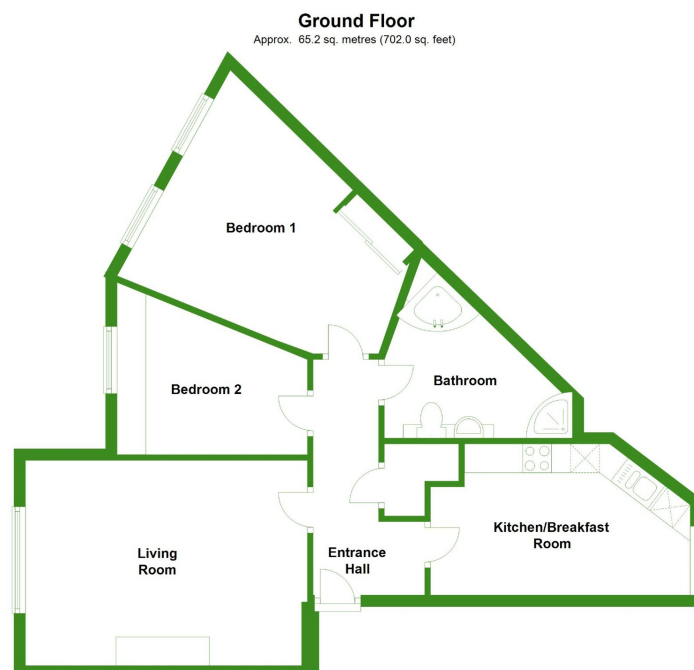
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a 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.

## Share of Freehold

Lease renewed to 999 years in 2017

Annual Maintenance Charge - £2,800 per annum paid up until October 2026

Council Tax Band - B



Huntingdon	St Ives	Kimbolton	St Neots	Peterborough	Bedford Office	Mayfair Office
60 High Street	10 The Pavement	24 High Street	32 Market Square	5 Cross Street	66-68 St. Loyes St	Cashel House
Huntingdon	St Ives	Kimbolton	St. Neots	Peterborough	Bedford	15 Thayer St, London
01480 414800	01480 460800	01480 860400	01480 406400	01733 209222	01234 327744	0870 1127099

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