



Roman Way, Godmanchester PE29 2RW

Guide Price £350,000



- Generous Town House
- Four Bedrooms
- En Suite To Principal Bedroom
- Two Reception Rooms
- Garaging And Gardens
- Versatile Three Storey Accommodation
- Desirable Estate Location
- No Forward Chain

**Peter
Lane**
PARTNERS
—EST 1990—

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 115.3 sq m / 1241 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 131.4 sq m / 1414 sq ft



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. (ID1167674)
Housepix Ltd



Integral Storm Canopy Over

Glazed stained glass panel door to

Entrance Hall

6' 7" x 5' 5" (2.01m x 1.65m)

Stairs to first floor, fixed display shelving, fuse box and master switch, radiator, central heating thermostat, laminate flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, double panel radiator, extractor, vinyl floor covering.

Sitting Room

14' 11" x 11' 10" (4.55m x 3.61m)

UPVC window to front aspect, double panel radiator, central feature natural stone fireplace with inset Living Flame electric fire and tiled hearth, coving to ceiling, laminate flooring, arch internal access to

Dining Room

10' 6" x 9' 4" (3.20m x 2.84m)

Coving to ceiling, double panel radiator, French doors to garden terrace, laminate flooring.

Kitchen

13' 5" x 8' 11" (4.09m x 2.72m)

Re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer stainless steel sink unit with mixer tap, UPVC window and door to garden aspect, double panel radiator, automatic dishwasher, double electric oven and integral ceramic hob with suspended extractor fitted above, drawer units, pan drawers, coving to ceiling, LVT flooring.

First Floor Galleried Landing

16' 5" x 6' 11" (5.00m x 2.11m)

UPVC window to front aspect, double panel radiator, stairs to second floor. coving to ceiling.

Bedroom 4

9' 5" x 7' 1" (2.87m x 2.16m)

Double panel radiator, UPVC window to rear aspect, coving to ceiling.

Bedroom 3

11' 9" x 10' 7" (3.58m x 3.23m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Family Bathroom

11' 8" x 5' 2" (3.56m x 1.57m)

Re-fitted in a three piece white suite comprising low level WC, panel bath with hand mixer shower, vanity wash hand basin with mixer tap and cabinet storage, shaver point, double panel radiator, airing cupboard housing Mega Flow hot water system and shelving, extensive ceramic tiling with contour border tiles, extractor, recessed lighting.

Bedroom 2

11' 5" x 10' 4" (3.48m x 3.15m)

Double panel radiator, UPVC window to front aspect, coving to ceiling.

Second Floor

Principal Bedroom

14' 11" x 14' 3" (4.55m x 4.34m)

UPVC window to front aspect, radiator, access to loft space, extensive wardrobe range with two double units, hanging and storage, inner access to

En Suite Shower Room

9' 0" x 5' 9" (2.74m x 1.75m)

Fitted in a three piece white suite comprising low level WC, screened shower enclosure with independent shower unit fitted over, vanity wash hand basin with cabinet storage, shaver point, recessed lighting, ceramic tiled flooring.

Outside

The frontage is open plan. The rear garden is landscaped and arranged with a covered terrace, shaped lawns, stocked with a selection of ornamental shrubs, timber shed, a raised timber decked seating area, outside lighting, gated access to the front and enclosed by a combination of panel fencing. There is a **Single Garage** with single up and over door, power, lighting and private UPVC door to the rear with private driveway giving parking provision for two good sized vehicles.

Tenure

Freehold

Council Tax Band - D



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.