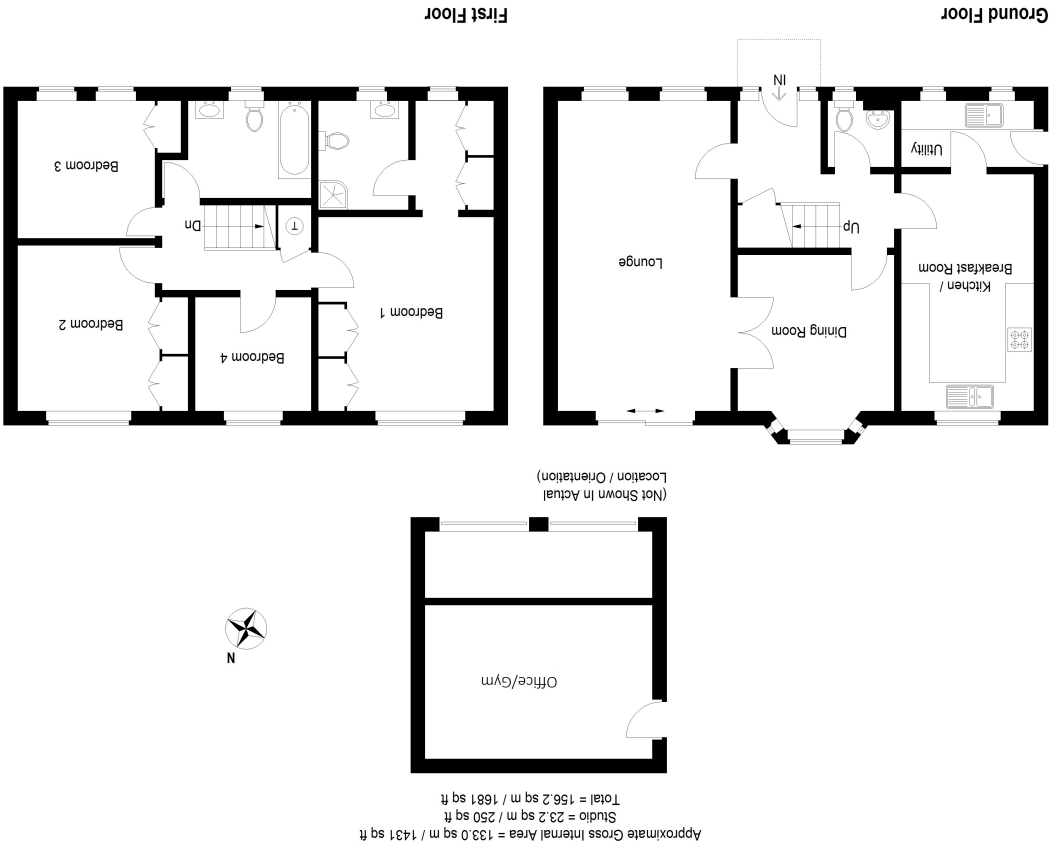


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Huntingdon branch: 01480 414800

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

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099



- Stunning Family Home
- Three Further Good Sized Bedrooms
- Kitchen/Breakfast Room And Utility Room
- Beautifully Kept Front And Rear Gardens
- Walking Distance To Station, Schools And Amenities

- Principal Bedroom With Dressing Area And En Suite
- Excellent Sized Living Room And Dining Room
- Double Garage And Off Road Parking
- Tastefully Decorated And Presented
- Highly Sought After And Desirable Location

Storm Porch Over

Composite double glazed door to

Reception Hall

Double glazed leaded light window to front aspect, coving to ceiling, understairs storage cupboard, stairs to first floor, laminate flooring.

Cloakroom

Double glazed leaded light window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, full ceramic tiling, heated towel rail, tiled flooring.

Living Room

21' 5" x 11' 9" (6.53m x 3.58m)

Two double glazed leaded light windows to front aspect, coving to ceiling, radiator, central stone feature fireplace with inset coal effect gas fire, laminate flooring, double glazed doors to

Dining Room

11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed bay window to rear aspect, coving to ceiling, radiator, laminate flooring.

Kitchen/Breakfast Room

16' 11" x 9' 2" (5.16m x 2.79m)

Double glazed window to rear aspect, recessed downlighters, fitted in a comprehensive range of base and wall mounted units, drawer units, complementing tiling, under unit lighting, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and gas hob with extractor hood over, radiator, tiled flooring, space for American style fridge freezer.

Utility Room

9' 11" x 4' 7" (3.02m x 1.40m)

Two double glazed leaded light windows to front aspect, UPVC double glazed door to side aspect, base mounted unit, complementing work surface and tiling, stainless steel single drainer sink unit, wall mounted gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring.

First Floor Landing

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

Principal Bedroom

13' 5" x 12' 3" (4.09m x 3.73m)

Double glazed window to rear aspect, radiator, two double built in wardrobes with hanging and shelving, archway to

Dressing Area

Two double wardrobes with hanging and shelving, double glazed leaded light window to front, radiator.

En Suite Shower Room

Double glazed leaded light window to front aspect, re-fitted in a white three piece suite comprising low level WC, wash hand basin, double shower enclosure with drench style shower head, additional attachment and body jets, full ceramic tiling, chrome heated towel rail, tiled flooring, recessed downlighters, extractor fan.

Bedroom 2

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed window to front aspect, radiator, two double built in wardrobes with hanging and shelving.

Bedroom 3

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

Two double glazed leaded light windows to front aspect, double built in wardrobe with hanging and shelving, wood flooring.

Bedroom 4

9' 6" x 7' 8" (2.90m x 2.34m)

Double glazed window to rear aspect, radiator.

Family Bathroom

8' 4" x 7' 6" (2.54m x 2.29m)

Double glazed leaded light window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower over, complementing tiling, radiator, recessed downlighters.

Outside

To the front of the property there is a block paved driveway providing off road parking for several vehicles leading to the **Detached Double Garage** with twin up and over doors, power, lighting and currently divided into a **Workshop/Store** measuring 16' 5" x 4' 7" (5.00m x 1.40m) and a **Home Office/Gym** measuring 15' 9" x 10' 8" (4.80m x 3.25m) accessed via an independent door to side, recessed downlighters and laminate flooring. A block paved pathway leads to the front door with the front garden being laid to lawn with mature planting and outside lighting. The rear garden has an extensive patio seating area, outside tap and lighting, low level brick walling with steps up to a gravelled area, mature planting, an area of lawn.

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 - E

