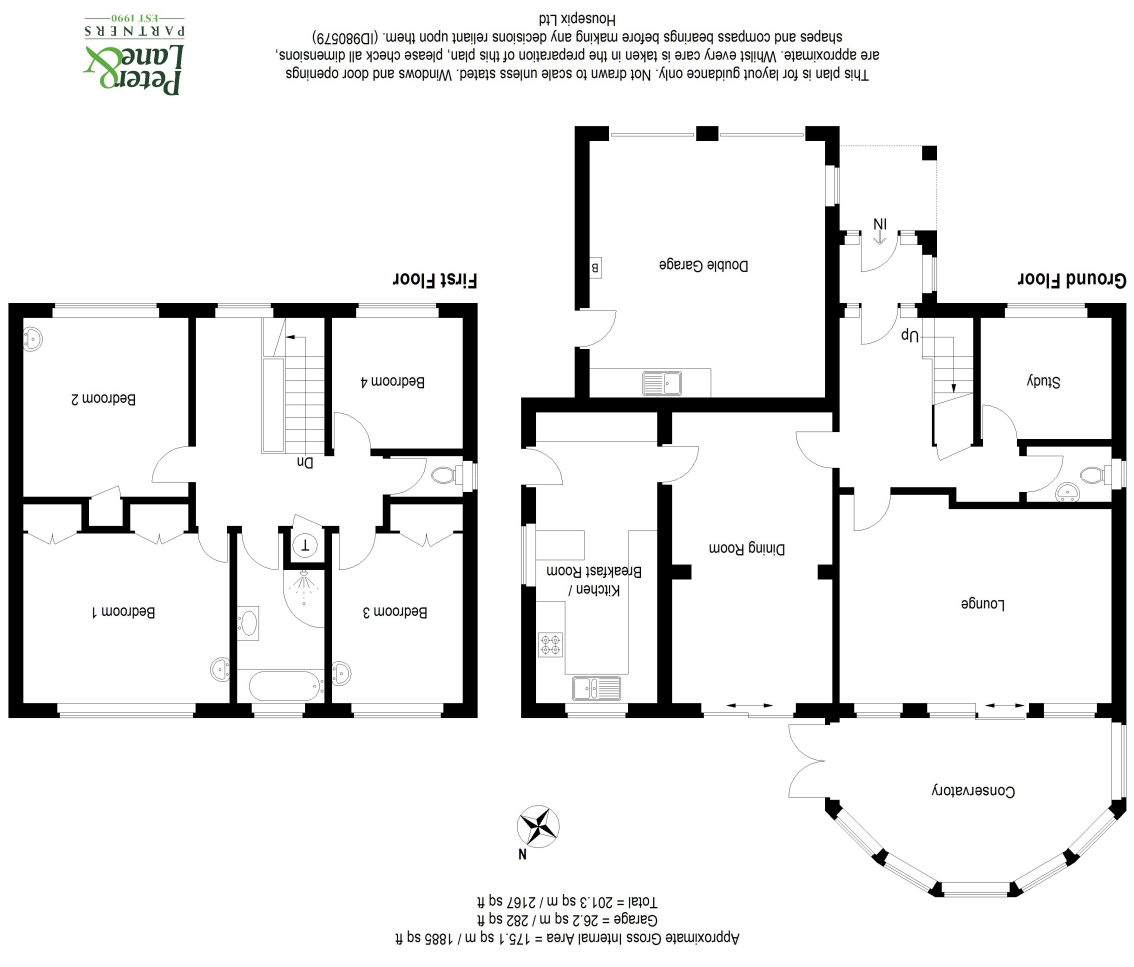


Huntingdon	St Neots	Huntingdon	Tel : 01480 414800
60 High Street	32 Market Square	St Neots	Tel : 01480 406400
Cashel House	24 High Street	Kimbolton	Tel : 01480 860400
Mayfair Office	Kimbolton	15 Thayer St, London	Tel : 0870 112 7099

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



- Non Estate Detached Family Home
- Three Reception Rooms And Conservatory
- Double Garage And Off Road Parking
- Extremely Sought After Village Location

- Four Double Bedrooms
- Kitchen/Breakfast Room
- Beautiful Rear Garden Approaching 100' In Depth
- Viewing Strictly Via Selling Agent



Solid Timber Door To

Entrance Porch

Two windows to front and window to side aspects, coving to ceiling, recessed down lighters, tiled flooring.

Entrance Hall

Coving to ceiling, recessed down lighters, stairs to first floor, under stairs storage cupboard.

Cloakroom

Window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, tiled flooring, heated towel rail, coving to ceiling.

Study

8' 9" x 8' 3" (2.67m x 2.51m)

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

Living Room

18' 5" x 13' 0" (5.61m x 3.96m)

Full height picture window to rear aspect and double glazed sliding patio doors to **Conservatory**, coving to ceiling, two radiators.

Conservatory

17' 5" maximum x 10' 9" (5.31m x 3.28m)

Double glazed windows to rear garden and double glazed French doors to side, two radiators, tiled flooring.

Dining Room

19' 5" x 10' 9" (5.92m x 3.28m)

Double glazed sliding patio doors to rear, coving to ceiling, radiator.

Kitchen/Breakfast Room

20' 8" x 8' 1" (6.30m x 2.46m)

A triple aspect room with double glazed windows to front side and rear elevations, fitted in a comprehensive range of base, drawer and wall mounted units with complementing work surfaces, one and a half bowl single drainer sink unit with mixer tap, integrated oven and gas hob with cooker hood over, integrated dishwasher and fridge freezer, space an plumbing for washing machine, space for tumble dryer, breakfast bar, coving to ceiling, recessed down lighters, radiator, tiled flooring.

First Floor Landing/Study Space

Double glazed window to front aspect, coving to ceiling, access to loft space, radiator.

Bedroom 1

14' 0" x 11' 4" (4.27m x 3.45m)

Double glazed window to rear, coving to ceiling, radiator, wash hand basin, two double built in wardrobes, coving to ceiling.

Bedroom 2

12' 2" x 11' 6" (3.71m x 3.51m)

Double glazed window to front aspect, coving to ceiling, wash hand basin, built in wardrobe, radiator.

Bedroom 3

11' 4" x 9' 1" (3.45m x 2.77m)

Double glazed window to rear aspect, coving to ceiling, radiator, wash hand basin, double built in wardrobe.

Bedroom 4

9' 0" x 8' 9" (2.74m x 2.67m)

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

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising vanity wash hand basin, panel bath, double shower cubicle, complementing tiling, heated towel rail, coving to ceiling, recessed down lighters.

Separate WC

Double glazed window to side aspect, fitted with low level WC, radiator, coving to ceiling, recessed down lighters.

Outside

The front garden is open plan and laid to lawn with mature borders, outside lighting and off road parking for two vehicles leading to the **Double Garage** measuring 18' 3" x 16' 6" (5.56m x 5.03m) with twin up and over doors, personal door to side aspect, wall mounted central heating boiler, fuse box and master switch, fitted in a range of base and wall mounted units with complementing work surfaces. There are twin timber gates leading to additional hard standing ideal for storing a trailer or caravan with garden shed. A pedestrian side gate leads to the rear garden which is an amazing feature of this family home with a large patio area, mature borders, pergola with seating area, outside power and outside lighting.

Tenure

Freehold

Council Tax Band - E

