

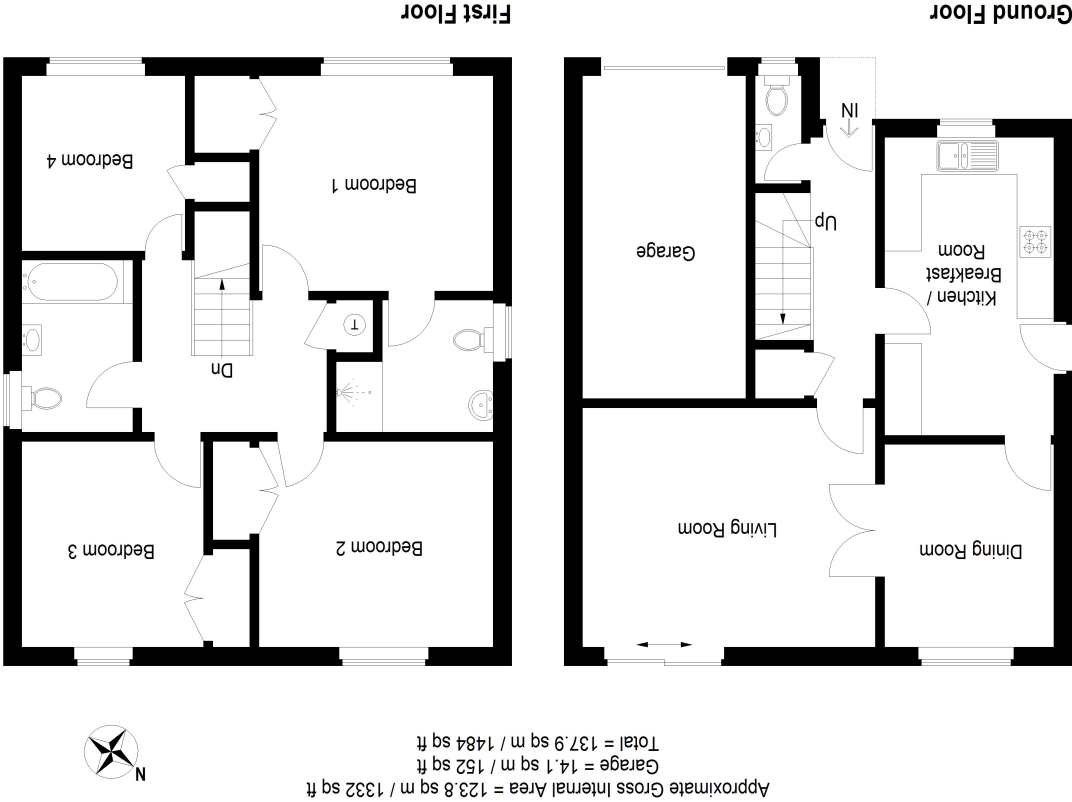
**Huntingdon Office: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

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 1127099



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. (ID1238086)

Housepix Ltd





- Impressive Detached Family Home
- Re-Fitted En Suite Shower Room And Family Bathroom
- Re-Fitted Kitchen/Breakfast Room
- Cul De Sac Setting
- Four Double Bedrooms
- Two Reception Rooms
- Single Garage And Off Road Parking
- Walking Distance Of Train Station And Town Centre

**Panel Door With Double Glazed Inserts To**

**Entrance Hall**

Coving to ceiling, stairs to first floor, understairs storage cupboard, radiator.

**Cloakroom**

Double glazed window to front aspect, re-fitted in a two piece suite comprising low level WC, vanity wash hand basin with complementing tiling, radiator, coving to ceiling.

**Living Room**

15' 7" x 12' 11" (4.75m x 3.94m)

Double glazed sliding patio doors to garden, coving to ceiling, two radiators, two wall light points, central open fireplace, double doors to

**Dining Room**

11' 0" x 9' 1" (3.35m x 2.77m)

Double glazed window to rear aspect, coving to ceiling, radiator, wood effect flooring, door to

**Kitchen/Breakfast Room**

15' 11" x 8' 10" (4.85m x 2.69m)

A double aspect room with double glazed windows to front and side aspects, UPVC double glazed door to side aspect, re-fitted in a range of base and wall mounted units with complementing work surfaces, drawer units, Butler style sink unit and drainer with mixer tap, complementing tiling, integrated dishwasher and washing machine, space for range style cooker (available by separate negotiation), space for American style fridge, wall mounted concealed central heating boiler serving hot water system and radiators, recessed downlighters, Karndean wood effect flooring.

**First Floor Landing**

Coving to ceiling, access to partially boarded loft space, cupboard.

**Principal Bedroom**

12' 4" x 11' 6" (3.76m x 3.51m)

Double glazed window to front aspect, coving to ceiling, a range of built in wardrobes, radiator, laminate flooring.

**En Suite Shower Room**

Double glazed window to side aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle with rainfall shower head and additional hand held attachment, full ceramic tiling, heated towel rail, tiled flooring.

**Bedroom 2**

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window to rear aspect, coving to ceiling, radiator, built in wardrobe, laminate flooring.

**Bedroom 3**

10' 2" x 9' 10" (3.10m x 3.00m)

Double glazed window to rear, coving to ceiling, built in wardrobe, radiator.

**Bedroom 4**

Double glazed window to front aspect, coving to ceiling, radiator, laminate flooring, built in wardrobe.

**Family Bathroom**

Double glazed window to side aspect, re-fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with mixer tap shower unit over, shower screen, full ceramic tiling, chrome heated towel rail, tiled flooring.

**Outside**

To the front is off road parking for two vehicles leading to the **Single Garage** with up and over door, power and lighting. The front garden is open plan and laid to lawn, planting, outside lighting and side gated access. The rear garden has a patio seating area, an area of lawn, garden shed, outside lighting, borders and enclosed by panel fencing providing a degree of privacy.

**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

