



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. (D1059940)



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

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

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 warranty, guarantee or representation whatsoever in relation to this property.



- Amazing Detached Family Home
- En Suite, Family Bathroom And Cloakroom
- Utility Room
- A Short Drive To Station And Shops
- Highly Sought After Village

- Four Bedrooms
- Living Room, Dining Room, Study And Family Room
- Double Garage And Driveway
- Views Of Village Church
- Lovely Gardens



**Composite Double Glazed Door To**

**Entrance Hall**

16' 5" x 11' 9" (5.00m x 3.58m)

Two double glazed side panel windows to front, coving to ceiling, cloaks cupboard, parquet flooring, understairs storage cupboard, warm air vent, stairs to first floor.

**Cloakroom**

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin with tiled surrounds, parquet flooring.

**Living Room**

27' 5" x 11' 9" (8.36m x 3.58m)

Double glazed window to rear and double glazed sliding patio doors to rear, double glazed sliding door to **Conservatory**, coving to ceiling, parquet flooring, warm air vent.

**Study**

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to front, warm air vent.

**Conservatory**

8' 7" x 8' 3" (2.62m x 2.51m)

Double glazed windows over looking garden, double glazed door to rear, wall mounted electric heater.

**Dining Room**

13' 2" x 11' 6" (4.01m x 3.51m)

Double glazed window to front, parquet flooring, warm air vent.

**Kitchen**

12' 4" x 11' 8" (3.76m x 3.56m)

Coving to ceiling, fitted in a range of wall and base mounted units with complementary work surfaces, drawer units, tiled surrounds, one and a half sink and drainer with mixer tap, fitted electric oven and grill, electric hob with cooker hood over, space for fridge freezer, cupboard housing gas warm air central heating boiler, door to side, opening to

**Family Room**

12' 7" x 11' 5" (3.84m x 3.48m)

Vaulted ceiling, two Velux windows, double glazed window to side and double glazed sliding doors to garden, two wall mounted electric panel heaters.

**Side Porch**

Glazed panel doors to front and rear, tiled flooring, door to garage and door to

**Utility Room**

12' 8" x 6' 3" (3.86m x 1.91m)

Double glazed window to rear, wall mounted units, stainless steel sink and drainer, complementary work surfaces, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer.

**Double Garage**

17' 10" x 16' 10" (5.44m x 5.13m)

Up and over door, power and light connected, range of fitted cupboards.

**First Floor Landing**

Velux window to front, double glazed window to rear, study space with views of village Church, airing cupboard housing hot water tank and shelving, storage cupboard, access to loft space, wall light points.

**Shower Room**

Double glazed window to rear, fitted shower cubicle with tiled surrounds.

**Bedroom 1**

15' 4" x 12' 5" (4.67m x 3.78m)

Double glazed window to front, Velux window to rear, three double built in wardrobes and two single built in wardrobes with shelving and hanging rail, warm air vent.

**En Suite Shower Room**

Velux window to rear, fitted in a four piece suite comprising low level WC, wash hand basin, bidet, shower cubicle, tiled surrounds, tiled flooring, warm air vent.

**Bedroom 2**

14' 2" x 10' 5" (4.32m x 3.17m)

Double glazed window to front, warm air vent, two double built in wardrobes with shelving and hanging space.

**Bedroom 3**

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed window to front, warm air vent, range of fitted cupboards and shelving.

**Bedroom 4**

9' 4" x 8' 9" (2.84m x 2.67m)

Double glazed window to front, warm air vent.

**Family Bathroom**

Velux window to rear, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, tiled surrounds, warm air vent.

**Outside**

The front garden is laid to lawn with mature planting and a gravel driveway providing off road parking for several vehicles. Side gated access leads to the rear garden with two patio seating areas, outside lighting, outside tap, outside power point, laid to lawn, green house, garden shed, mature planting and raised planters.

**Tenure**

Freehold

Council Tax Band - E

