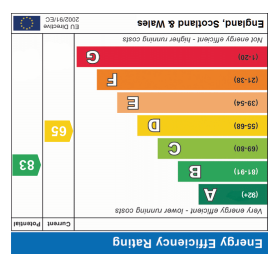


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1100021)



Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft (Excluding Garage)



- Appealing Semi Detached Family Home
- Boot Room/Utility Room
- Garaging And Two Car Driveway
- Stunning Open Countryside Views to Side And Rear

- Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Family Bathroom
- Lovely Gardens
- Desirable Village Location



Glazed Composite Front Door To

Entrance Hall

8' 11" x 4' 0" (2.72m x 1.22m)

Coats hanging area, wall light points, quarry tiled flooring, glazed internal door to

Sitting Room

18' 3" x 12' 3" (5.56m x 3.73m)

UPVC bow window to front aspect, double panel radiator, engineered Oak flooring, central fireplace recess with granite hearth and inset multi fuel burner, TV point, telephone point, single panel radiator, coving to ceiling, open access to



Kitchen/Dining Room

18' 3" x 14' 6" (5.56m x 4.42m)

UPVC French doors to garden terrace to the rear, UPVC window to garden aspect, double panel radiator, coving to ceiling, stairs to first floor, re-fitted in a range of Shaker style cream base and wall mounted cabinets with complementing granite work surfaces and up-stands, inset Belfast sink unit with mono bloc mixer tap, integral plate rack, integral AEG electric oven and ceramic hob with suspended stainless steel extractor fitted above, tongue and groove panel work, larder unit, integrated fridge freezer, central heating thermostat, understairs storage cupboard, coving to ceiling, recessed lighting, part engineered Oak flooring and part Travertine flooring.



Utility/Boot Room

14' 5" x 8' 6" (4.39m x 2.59m)

A double aspect room with UPVC window to garden aspect and UPVC door to side, tongue and groove panel work, fitted in a range of base and wall mounted cabinets with complementing Oak work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, coving to ceiling, Travertine flooring.



Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with Travertine tiling, UPVC windows to two rear aspects, single panel radiator.

First Floor Galleried Landing

UPVC window to side aspect, single panel radiator, central heating thermostat, coving to ceiling.

Bedroom 1

15' 5" x 10' 2" (4.70m x 3.10m)

UPVC window to front aspect, single panel radiator, wardrobe with hanging and storage space, engineered Oak flooring.

Bedroom 2

13' 1" x 8' 1" (3.99m x 2.46m)

UPVC window to front aspect, single panel radiator.

Bedroom 3

10' 2" x 7' 10" (3.10m x 2.39m)

UPVC window to garden aspect, single panel radiator, cupboard with hanging and storage space, engineered Oak flooring.

Family Bathroom

7' 11" x 7' 8" (2.41m x 2.34m)

Recently re-fitted (in the last 12 months) in a quality range of white sanitaryware comprising low level WC with concealed cistern, inset oversized vanity wash hand basin with a marble work surface and mixer tap, cabinet storage, heated towel rail, panel bath and screen with independent shower unit fitted over and additional hand mixer shower, windows to two rear aspects, recessed lighting, ceramic tiled flooring.

Outside

To front garden is pleasantly arranged with areas of lawn, ornamental Birch tree and a brick paviour driveway sufficient for two vehicles. There is a **Single Garage** with single up and over door, sub-divided to provide two areas of storage, power, lighting and private door to rear. The substantial rear garden measures approximately 90' in length and is pleasantly arranged and landscaped with an extensive paved seating area, areas of lawn, timber sleeper constructed raised planters, a pleasant al fresco dining area with pizza oven and seating area, the gardens are enclosed by a combination of mature boundaries with panel fencing and mature hedging with a selection of notable mature trees. The gardens back on to beautiful paddock land with stunning open field views.

Tenure

Freehold

Council Tax Band - D

