



St Johns Close, Needingworth PE27 4TT

Guide Price £295,000



- Established Family Home
- Three Bedrooms
- Generous Kitchen/Dining Room
- Re-Fitted Family Bathroom
- Gas Radiator Heating
- Ample Driveway With Provision For Three + Vehicles
- Single Garaging

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Peter Lane &**  
PARTNERS  
EST 1990

Huntingdon  
60 High Street  
Huntingdon  
01480 414800

Kimbolton  
24 High Street  
Kimbolton  
01480 860400

St Neots  
32 Market Square  
St. Neots  
01480 406400

Mayfair Office  
Cashel House  
15 Thayer St, London  
0870 1127099

Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk



Approximate Gross Internal Area = 75.5 sq m / 813 sq ft  
 Garage = 15.7 sq m / 169 sq ft  
 Total = 91.2 sq m / 982 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

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. (ID1133322)  
 Housepix Ltd



## Glazed UPVC Panel Door To

### Entrance Hall

6' 0" x 5' 5" (1.83m x 1.65m)

Stairs to first floor, double panel radiator, laminate flooring, inner door to

### Kitchen/Dining Room

16' 5" x 11' 4" (5.00m x 3.45m)

A light open plan space sub-divided with a peninsular unit and fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, glass fronted display cabinet, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, understairs storage cupboard, double panel radiator, porcelain floor tiling, integral double electric oven and gas hob with suspended extractor fitted above, coving to ceiling.

### Sitting Room

16' 5" x 10' 10" (5.00m x 3.30m)

UPVC French doors accessing garden terrace, TV point, telephone point, two double panel radiators, coving to ceiling, wall light points, laminate flooring.

### First Floor Galleried Landing

Access to insulated loft space, over-stairs storage cupboard.

### Principal Bedroom

15' 1" x 8' 10" (4.60m x 2.69m)

UPVC window to garden aspect, double panel radiator, storage units, cupboards and wardrobe ranges, eaves storage cupboard.

### Bedroom 2

8' 10" x 8' 0" (2.69m x 2.44m)

UPVC window to front aspect, double panel radiator.

### Bedroom 3

7' 11" x 7' 9" (2.41m x 2.36m)

UPVC window to front aspect, double panel radiator.

### Family Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, panel bath with mixer tap shower, full ceramic tiling, chrome heated towel rail, UPVC window to front aspect.

### Outside

The rear garden is pleasantly arranged with an extensive paved terrace, areas of lawn, shrub stocks and timber shed. The garden is enclosed by a combination of panel fencing and mature screening offering a good degree of privacy. There is a **Single Garage** with single electrically operated roller door with an extensive driveway giving provision for several vehicles with a lawned frontage enclosed by evergreen hedging.

### Tenure

Freehold

Council Tax Band - C



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

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

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 contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.