

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

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

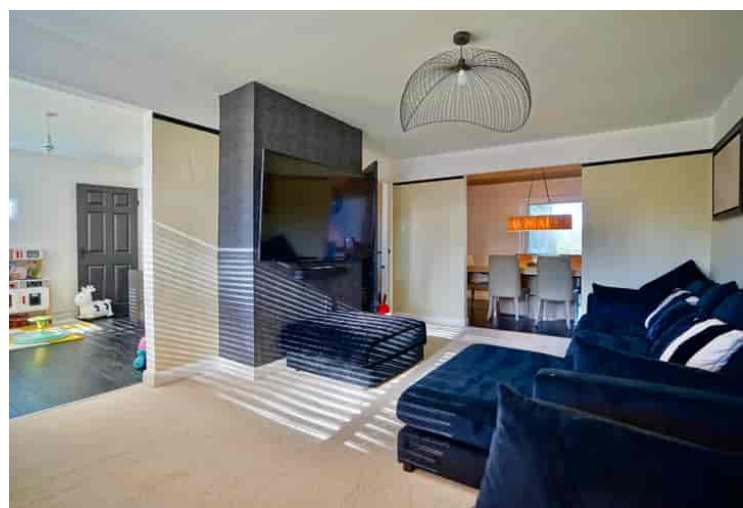


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1126193)  
Housepix Ltd



- Extended Four bed family home
- Desirable village location
- Extended Family Home
- Beautifully Re-Fitted Kitchen With Granite Work Surfaces
- Boutique Finish Throughout
- Two Car Driveway

- Single Garaging
- Versatile 4/5 bed accommodation
- Four Bedrooms
- Re-Fitted Sanitaryware
- Corner Plot Gardens



**Integral Storm Canopy Over**  
UPVC leaded light front door to

**Reception Hall**  
12' 6" x 6' 3" (3.81m x 1.91m)  
Single panel radiator, stairs to first floor, engineered wood flooring, inner door to

**Family Room/Play Room**  
11' 10" x 9' 10" (3.61m x 3.00m)  
A light front facing room with single panel radiator, engineered wood flooring, open access to

**Sitting Room**  
16' 3" x 11' 11" (4.95m x 3.63m)  
UPVC window to garden aspect, double panel radiator, TV point, telephone point, picture rail.

**Dining Room**  
11' 10" x 8' 2" (3.61m x 2.49m)  
Sliding double glazed patio doors to garden terrace, double panel radiator, engineered wood flooring, open aspect to

**Kitchen/Breakfast/Family Room**  
21' 3" x 12' 5" (6.48m x 3.78m)  
A light triple aspect room pleasantly arranged and open plan with UPVC windows to side and two rear aspects, re-fitted in a range of Shaker style cabinets with complementing granite work surfaces and up-stands, drawer units, space for cooking range with suspended extractor fitted above, integral automatic dishwasher, inset Butler sink unit with mono bloc mixer tap, integral wine cooler, contemporary radiator, recessed lighting, integrated appliances incorporating automatic dishwasher, fridge freezer, concealed gas fired central heating boiler, central dividing peninsular unit, engineered wood flooring.

**Rear Entrance Hall**  
6' 1" x 3' 3" (1.85m x 0.99m)  
UPVC door to garden aspect, engineered wood flooring, inner door to

**Cloakroom**  
4' 9" x 3' 2" (1.45m x 0.97m)  
Fitted in a two piece contemporary white suite comprising low level WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, UPVC window to side aspect, engineered wood flooring.

**First Floor Landing**  
16' 9" x 5' 6" (5.11m x 1.68m)  
Access to loft space, double storage cupboard, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**  
12' 0" x 11' 10" (3.66m x 3.61m)  
UPVC window to side aspect, radiator, inner door to

**En Suite Shower Room**  
Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, chrome heated towel rail, wall mounted wash hand basin with mono bloc mixer tap, contemporary tiling, shaver point, UPVC window, oversized screened shower enclosure with independent multi head shower unit fitted over, recessed lighting, porcelain floor tiling.

**Bedroom 2**  
12' 2" x 11' 5" (3.71m x 3.48m)  
Double wardrobe with hanging and storage, UPVC window to side aspect, radiator.

**Bedroom 3**  
10' 2" x 9' 10" (3.10m x 3.00m)  
UPVC window to front aspect, double panel radiator.

**Bedroom 4**  
10' 2" x 7' 3" (3.10m x 2.21m)  
UPVC window to front aspect, double panel radiator.

**Family Bathroom**  
8' 6" x 5' 6" (2.59m x 1.68m)  
Fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with surface mounted sink unit with mono bloc mixer tap, shaver point, two UPVC windows to side aspect, heated vertical towel rail, panel bath with folding shower screen and mixer tap with independent multi head shower unit fitted over, natural stone contour border tiles, recessed lighting, composite floor covering.

**Outside**  
The property stands on a pleasant corner plot with the driveway sufficient for two large vehicles accessing the **Single Garage** measuring 16' 5" x 8' 0" (5.00m x 2.44m) with single up and over door, power, lighting, private door to the side, fuse box and master switch. The frontage is primarily lawned and extends on to the corner with a notable tree and shrub arrangements. The rear garden is private and mature, neatly arranged with an extensive paved terrace, areas of lawn, stocked shrub and flower borders, outside lighting and tap, the garden is enclosed by a combination of brick walling and panel fencing. There is a central notable Oak tree.

**Tenure**  
Freehold  
Council Tax Band - E

