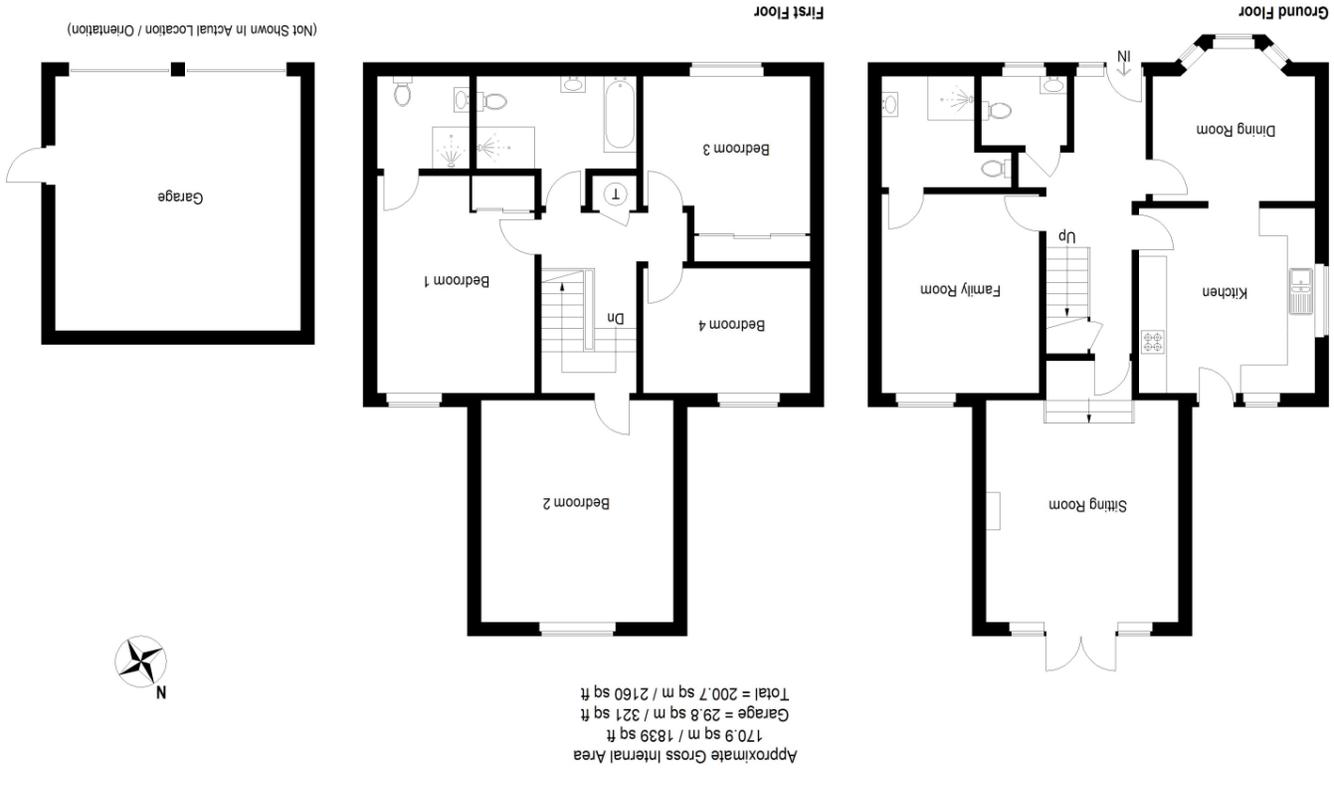


Huntingdon branch: 01480 414800
 www.peterlane.co.uk Web office open all day every day

Huntingdon St Neots 32 Market Square 60 High Street
 Tel: 01480 414800
St Neots Kimbolton 24 High Street
 Tel: 01480 860400
Kimbolton 15 Thayer St, London
 Tel: 0870 112 7099
Mayfair Office Cashel House

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. (ID1175548)



- Individual Lumley Built Family Home
- Fitted Kitchen/Breakfast Room
- Three Reception Rooms
- Double Garaging And Private Gated Driveway

- Four Double Bedrooms With En Suite To Principal Bedroom
- Wet Room And Downstairs Cloakroom
- Versatile Accommodation With Annexe Potential
- Mature Gardens With Open Field Views To Side



Integral Pillared Storm Canopy To
Replacement composite glazed panel door to

Reception Hall
19' 1" x 9' 1" (5.82m x 2.77m)
Double panel radiator, security system, stairs to first floor, central heating thermostat, coving to ceiling, understairs storage cupboard, Oak flooring.

Dining Room
11' 10" x 11' 6" (3.61m x 3.51m)
UPVC bay window to front aspect with custom fitted shutters, double panel radiator, coving to ceiling, porcelain floor tiling, arch internal access to

Kitchen/Breakfast Room
13' 8" x 12' 1" (4.17m x 3.68m)
A double aspect room with UPVC windows to two rear aspects and glazed door to rear, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl Franke sink unit with mono bloc mixer tap, glass fronted display cabinets, under unit lighting, appliance spaces, drawer units, integral electric oven and ceramic hob with bridging unit and extractor above, larder units, fitted fridge and freezer, double panel radiator, recessed lighting, coving to ceiling, integral wine rack, porcelain floor tiling.

Sitting Room
20' 3" x 13' 9" (6.17m x 4.19m)
Arranged over two levels with UPVC French doors and side panels to garden terrace to the rear, TV point, telephone point, wall light points, cornicing to ceiling, central feature fireplace with moulded timber surround and inset Living Flame coal effect gas fire.

Cloakroom
5' 8" x 4' 1" (1.73m x 1.24m)
Fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage and mixer tap, UPVC window to front aspect with custom fitted shutters, double panel radiator, coving to ceiling, ceramic tiled flooring.

Office / Bedroom 5
14' 2" x 11' 1" (4.32m x 3.38m)
The former Dining Room presently used as an office but could easily be reverted back or converted for other uses, UPVC window to rear aspect with window shutters, double panel radiator, cornicing to ceiling, Oak flooring.

Ground Floor Wet Room
8' 10" x 8' 1" (2.69m x 2.46m)
Wall mounted wash hand basin with tiling and mixer tap, low level WC, extensive ceramic tiling, floor draining independent shower unit, coving to ceiling, extractor, UPVC window to front aspect with custom fitted shutters, non-slip vinyl floor covering.

First Floor Galleried Landing
Arranged over two tiers with access to insulated and part boarded loft space, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom
15' 6" x 11' 5" (4.72m x 3.48m)
UPVC window to rear aspect with custom fitted blinds, double panel radiator, coving to ceiling, full height wardrobe range with hanging and storage, inner access to

En Suite Shower Room
6' 9" x 6' 9" (2.06m x 2.06m)
Fitted in a three piece suite comprising low level WC, double panel radiator, vanity wash hand basin with cabinet storage and mixer tap, oversized screened shower enclosure with independent multi head shower unit fitted above, full ceramic tiling with glass contour border tiles, double panel radiator, extractor, recessed lighting, UPVC window to front aspect with bespoke shutters, ceramic tiled flooring.

Bedroom 2
16' 4" x 13' 8" (4.98m x 4.17m)
Part vaulted roof line, double panel radiator, UPVC picture window with bespoke shutters enjoying views over the rear garden.

Bedroom 4
11' 3" x 8' 7" (3.43m x 2.62m)
UPVC window to front aspect with bespoke shutters, double panel radiator, coving to ceiling, extensive wardrobe range with full height triple wardrobes with hanging and storage, TV point, telephone point.

Family Bathroom
11' 4" x 9' 2" (3.45m x 2.79m)
Fitted in a four piece quality white suite comprising panel bath with hand mixer shower, suspended vanity wash hand basin with mixer tap, double panel radiator, low level WC with concealed cistern, oversized screened shower enclosure with independent shower unit fitted over, full ceramic tiling with contour border tiles, coving to ceiling, double panel radiator, extractor, shaver point, UPVC window with custom shutters to front aspect, ceramic tiled flooring.

Bedroom 3
11' 11" x 8' 10" (3.63m x 2.69m)
Double panel radiator, UPVC window to rear aspect, coving to ceiling.

Outside
There is an extensive frontage with shaped lawns edged with ornamental shrubs and borders enclosed by mature Laurel hedging. There is an extensive brick paviour driveway gives provision for several vehicles with double timber gates accessing a further brick paviour driveway giving further provision for three to four vehicles, outside lighting and an extensive paved terrace, shaped lawns, a stocked selection of evergreen shrubs, outside power point, a **Detached Double Garage** measuring 18' 1" x 17' 3" (5.51m x 5.26m) with twin electrically operated security roller doors, UPVC door and window to side aspect, eaves storage space, power and lighting.

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

