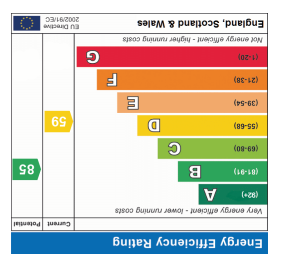


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Huntingdon Office: 01480 414800
 www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street St Neots 32 Market Square
 St Neots 32 Market Square Kimbolton
 Kimbolton 24 High Street
 Mayfair Office Cashel House 15 Thayer St, London
 Tel: 01480 414800 Tel: 01480 860400 Tel: 01480 406400 Tel: 0870 1127099



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. (ID1139603)



Ground Floor First Floor



Approximate Gross Internal Area = 89.2 sq m / 960 sq ft



- Charming Extended Character Cottage
- Re-Fitted Kitchen
- Mature And Private Gardens
- Stunning Views Of The Village Church
- Fifth of an acre plot

- Garden Room Extension
- Re-Fitted Bathroom Suite
- Barn/Work Shop
- Desirable Village Location



Glazed Panel Door To

Entrance Hall

Stairs to first floor, Karndean flooring, inner door to

Sitting Room

12' 2" x 11' 0" (3.71m x 3.35m)

A light double aspect room with UPVC picture windows to front and rear aspects, double panel radiator, central fireplace recess with slate hearth and inset wood burner, bespoke joinery with display shelving, wall light points, exposed timber flooring.

Dining Room

12' 2" x 11' 0" (3.71m x 3.35m)

A light double aspect room with UPVC picture window to front and UPVC window to side, double panel radiator, central fireplace recess with slate hearth and inset wood burner, fixed display shelving, extensive under stairs storage, Karndean flooring.

Kitchen

14' 8" x 8' 5" (4.47m x 2.57m)

A double aspect room with UPVC windows to two rear elevations, recently re-fitted in a range of Shaker style base and wall mounted cabinets in contrasting colour tones with complementing Beech work surfaces, inset sink unit with mono bloc mixer tap, drawer units and pan drawers, wall mounted gas central heating boiler serving hot water system and radiators, space for fridge freezer, display shelving, double panel radiator, Karndean flooring, recessed lighting.

Garden Room

11' 2" x 9' 10" (3.40m x 3.00m)

A high spec construction in reclaimed 'Warboys white' brick work beautifully matching the construction of the main house, UPVC windows to the gardens with architectural lantern, UPVC door to garden terrace further door to side aspect, recessed lighting, Karndean flooring.

First Floor Landing

Access to loft space with ladder.

Bedroom 1

12' 2" x 11' 1" (3.71m x 3.38m)

A light double aspect room with UPVC picture window to front and rear aspects, single panel radiator, central cast decorative Victoriana fireplace.

Bedroom 2

12' 2" x 10' 11" (3.71m x 3.33m)

A light double aspect room with UPVC picture windows to front and side aspects, walk in wardrobe, single panel radiator.

Family Bathroom

10' 9" x 8' 6" (3.28m x 2.59m)

Re-fitted in a four piece quality white suite comprising low level WC, free-standing roll top batteau bath with hand mixer shower, wall mounted wash hand basin, screened shower enclosure with independent shower unit fitted over, extensive contemporary tiling, radiator, and integrated towel rail, recessed lighting, UPVC window to garden aspect, tongue and groove panel-work, wall light points, Karndean flooring.

Outside

The frontage is neatly arranged enclosed by timber edged sleepers and laid to shrub stocks. There is an extensive gravel driveway giving provision for two or more large vehicles and a further constructed timber bed. New fencing sub-divides the rear garden which is beautifully arranged and heavily stocked with varieties of shrub and flower borders, herbaceous beds, several areas of raised terrace seating areas enclosed by low retaining brick walling. The gardens extend to the side with a coal store, outside lighting and tap, stocked rose beds, ornamental trees and fruit trees, timber loggia, vegetable preparation bed, soft fruits in timber planters, a tegula block paved terrace leading to the **Workshop** measuring 19' 8" x 9' 10" (5.99m x 3.00m) of brick based timber construction with power, lighting, windows to three sides, a large **Potting Shed** measuring 6' 7" x 6' 0" (2.01m x 1.83m) sub-divided to provide **Tool Shed** measuring 7' 7" x 5' 11" (2.31m x 1.80m). The garden offers a good degree of privacy and is enclosed by mature screening and panel fencing.

Tenure

Freehold

Council Tax Band - C

