

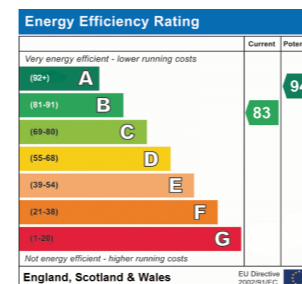


Croft Holme Close, Warboys PE28 2WN

Guide Price £300,000



- Beautifully Presented Family Home
- Three Bedrooms
- En Suite To Principal Bedroom
- Fitted Kitchen/Dining Room With Integrated Appliances
- Downstairs Cloakroom
- Private Garden And Driveway
- Walking Distance Of The Village Centre
- Popular Village Location



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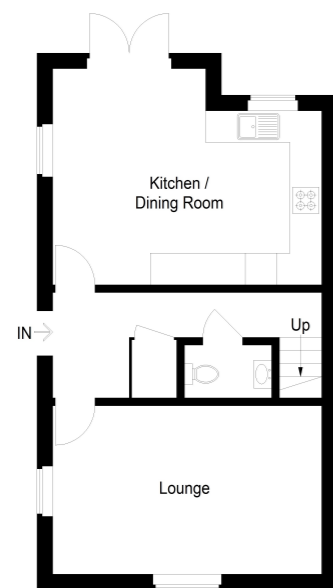
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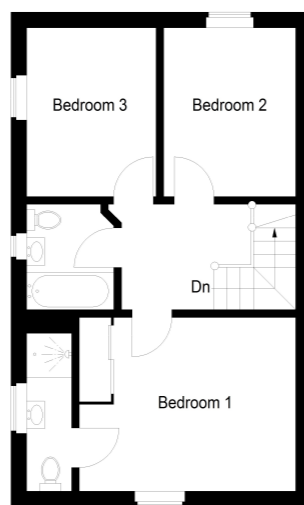
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Approximate Gross Internal Area
92.4 sq m / 995 sq ft



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. (ID1102891)
Housepix Ltd



Composite Glazed Panel Door To

Reception Hall

Stairs to first floor, double panel radiator, double cloaks cupboard with storage and shelving, LVT flooring.

Cloakroom

Fitted in a contemporary white two piece suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap and glass contour border tiling, extractor, double panel radiator, composite flooring.

Sitting Room

16' 8" x 10' 9" (5.08m x 3.28m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, TV point, telephone point, central heating thermostat, dimmer switch.

Kitchen/Breakfast Room

16' 5" x 13' 5" (5.00m x 4.09m)

A contemporary open plan double aspect space with UPVC windows to front and rear aspects, French doors to garden terrace, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, single drainer stainless steel sink unit with mixer tap, appliance spaces, recessed lighting, under unit lighting, integral double electric oven and ceramic hob with suspended extractor unit fitted above, drawer units, pan drawers, larder unit, fridge freezer, automatic dishwasher, LVT flooring.

First Floor Landing

Access to insulated loft space.

Principal Bedroom

13' 1" x 10' 10" (3.99m x 3.30m)

UPVC window to side aspect, double panel radiator, extensive wardrobe range with hanging and shelving, inner door to

En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, double panel radiator, recessed lighting, extractor, shaver point, UPVC window to front aspect, glass contour border tiling, oversized screened shower enclosure with independent shower unit fitted over, vinyl floor covering.

Bedroom 2

10' 6" x 8' 3" (3.20m x 2.51m)

Double panel radiator, UPVC window to front aspect.

Bedroom 3

10' 6" x 8' 2" (3.20m x 2.49m)

UPVC window to garden aspect, double panel radiator.

Family Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen and hand mixer shower, extensive tiling, recessed lighting, shaver point, UPVC window to front aspect.

Outside

To the side is a brick paviour driveway sufficient for two vehicles. The rear garden is pleasantly arranged and planned with low maintenance in mind with an extensive paved terrace, areas of lawn, stocked rose beds, new composite shed, outside lighting and gated access to the front. The garden is enclosed by brick walling and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - C



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