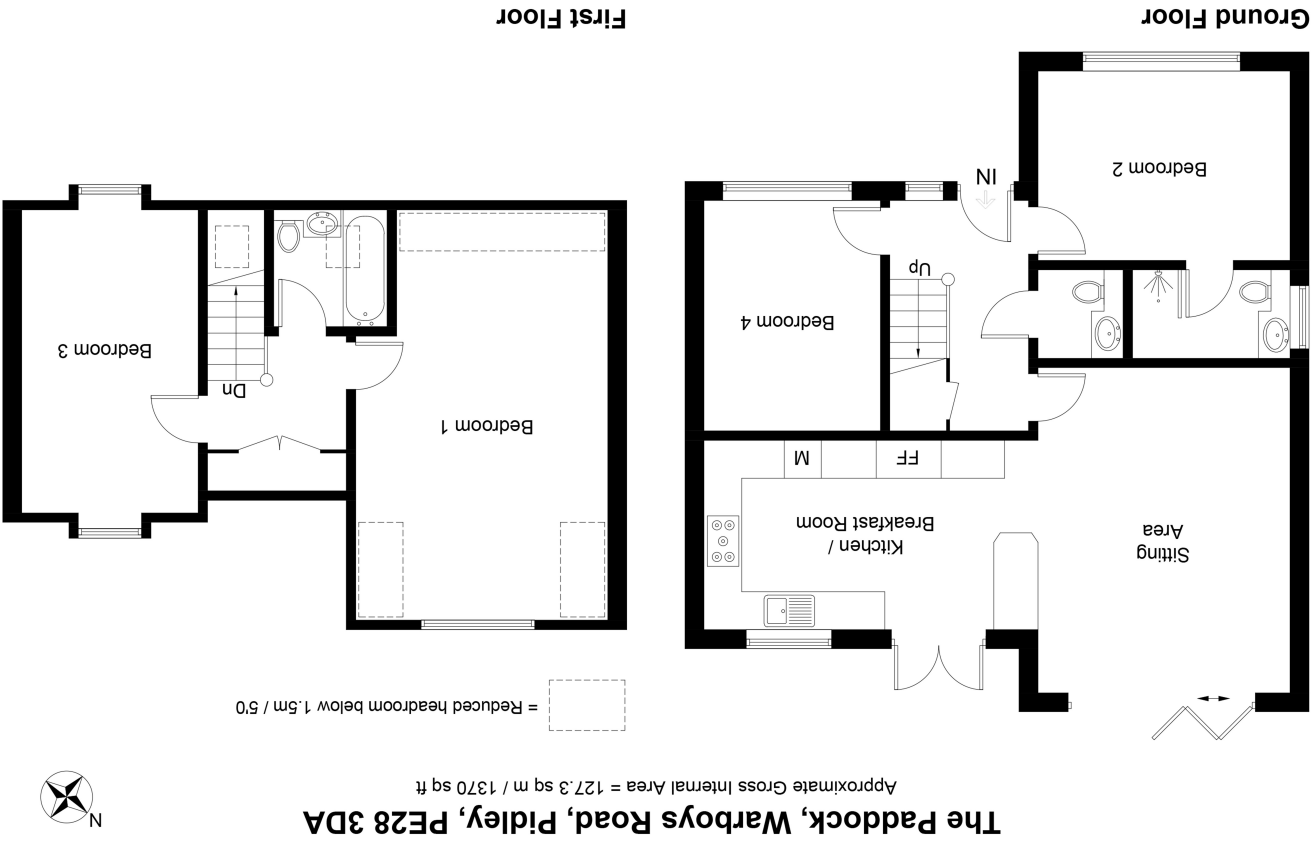


Huntingdon Office: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street Tel: 01480 414800	St Neots 32 Market Square Tel: 01480 406400	Kimbolton 24 High Street Tel: 01480 860400	Mayfair Office Cashel House 15 Thayer St, London Tel: 0870 1127099
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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. (ID910705)
Housepik Ltd



1 The Paddock, Warboys Road, Pidley PE28 3DA

£440,000

- Detached Chalet Style Home
- Cloakroom And En Suite
- Two Further Reception Rooms
- Sought After Location
- Conveniently Positioned To Golf And Leisure Complex

- Two/Three Bedrooms
- Open Plan Kitchen/Family Room
- Off Road Parking
- Stunning Countryside Walks
- Ten Year Warranty

Composite Double Glazed Door To

Entrance Hall

12' 3" x 6' 11" (3.73m x 2.11m)

Full height double glazed window to front aspect, cupboard housing pressurised hot water cylinder and manifold for under floor heating, stairs to first floor, LVT flooring with under floor heating, thermostat for under floor heating.

Cloakroom

Fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin, extractor fan, LVT flooring with under floor heating.

Living Room/Dining Room

16' 9" x 13' 7" (5.11m x 4.14m)

Double glazed bi-fold doors to patio area, LVT flooring with under floor heating, thermostat for under floor heating.

Kitchen/Breakfast Room

16' 9" x 9' 9" (5.11m x 2.97m)

Double glazed window to rear and French doors to patio area, fitted in a range of base, drawer and wall mounted units with solid laminate work surfaces with upstanders, single drainer sink unit with mixer tap, integrated appliances incorporating washer/dryer, dishwasher, microwave, Belling range style cooker with induction hob and splash back and extractor hood over, freestanding American fridge freezer, recessed down lighters, LVT flooring with under floor heating.

Principal Bedroom

13' 7" x 9' 10" (4.14m x 3.00m)

Double glazed window to front aspect, access to loft space.

En Suite Shower Room

Double glazed window to side, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower enclosure with splash boarding and drench style shower head with hand held attachment, recessed down lighters, radiator, tiled flooring.

Study/Bedroom 4

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed window to front aspect, wall mounted consumer unit, under floor heating, wall mounted thermostat,.

First Floor Landing

Velux window to front aspect, storage cupboard, radiator, thermostat for first floor heating,.

Bedroom 2

21' 2" x 10' 3" (6.45m x 3.12m)

Double glazed window to rear, two radiators, restricted head height.

Bedroom 3

13' 6" x 9' 4" (4.11m x 2.84m)

A double aspect room with double glazed windows to front and rear aspects, radiator, restricted head height.

Family Bathroom

Velux window to front aspect, fitted in three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with splash boarding, radiator, tiled flooring.

Outside

The front garden is open plan and laid to lawn with a block paved drive way providing off road parking for two vehicles with outside lighting and power in readiness for an electric charger to be installed. Side gated access leads to the rear garden which is laid to lawn with a full width patio area, outside tap, lighting and power point, garden shed. The garden backs on to open field and is enclosed by panel fencing.

Agents Note

The heating is an Air Source Heat Pump with all other services connected

Tenure

Freehold

Council Tax Band - TBC

