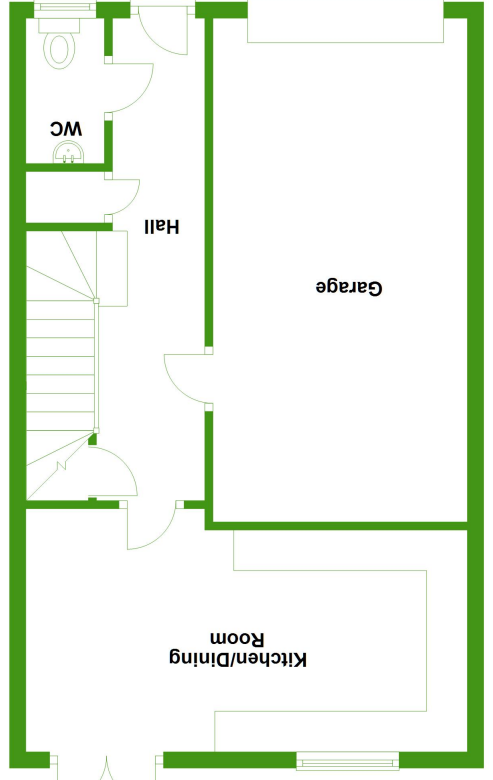
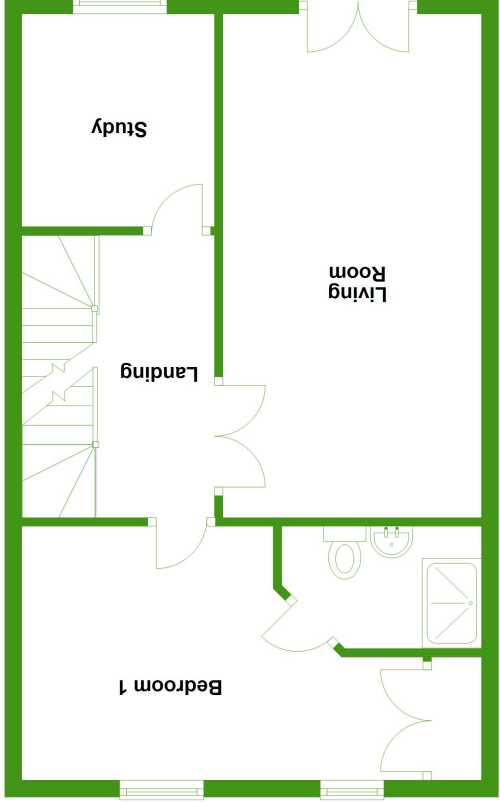


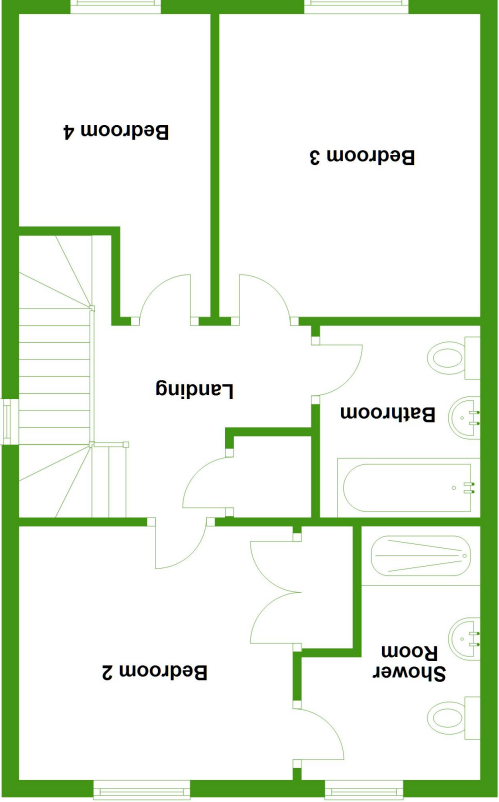
Total area: approx. 147.1 sq. metres (1583.9 sq. feet)



Ground Floor
Approx. 49.0 sq. metres (528.0 sq. feet)



First Floor
Approx. 49.0 sq. metres (528.0 sq. feet)



Second Floor
Approx. 49.0 sq. metres (528.0 sq. feet)

Huntingdon Office: 01480 414800
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- Versatile Well Proportioned Three Storey Town House
- Fitted Kitchen/Dining Room With Integrated Appliances
- Quality Contemporary Finish Throughout
- Prestigious Cala Homes Golf Course Development
- A Superb Family Home Which Needs To Be Viewed To Be Appreciated

- Five Bedrooms With Two En Suite Facilities
- First Floor Sitting Room With Juliette Balcony
- Integral 20' Garaging And Brick Paviour Drive Way
- Stunning Views To Rear



Integral Storm Canopy Over

Composite front door to

Reception Hall

Radiator, stairs to first floor, large storage cupboard with lighting, under stairs storage cupboard with lighting, Amtico floor covering, integral door to Tandem Garage.

Cloakroom

Fitted in a two piece white suite comprising of low level WC and pedestal wash hand basin and tiling, UPVC window to front aspect, radiator, Amtico flooring.

Kitchen/Dining Room

17' 10" x 9' 11" (5.44m x 3.02m)

Fitted in a range of base and wall mounted cupboard units with complementing work surfaces and up-stands, UPVC door to garden terrace to the rear, UPVC window to rear aspect, inset stainless steel Franke sink unit with mono bloc mixer tap, integral electric oven and hob with suspended stainless steel extractor unit above, integrated fridge freezer, automatic washing machine and dishwasher, TV point, radiator, Amtico flooring.

First Floor Landing

Radiator, double internal glazed doors to

Sitting Room

19' 7" x 9' 11" (5.97m x 3.02m)

UPVC French doors to Juliette balcony to the front, TV point, telephone point, two radiators, Amtico flooring.

Guest Room

15' 7" x 9' 11" (4.75m x 3.02m)

Two UPVC windows to rear aspect, extensive wardrobe range with hanging and shelving, TV point, radiator.

Guest En Suite Shower Room

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with tiling, oversized screened shower enclosure with independent shower unit fitted above, extensive ceramic tiling, extractor, heated towel rail, Amtico flooring.

Bedroom 5/Study

8' 4" x 7' 6" (2.54m x 2.29m)

UPVC window to front aspect, radiator, TV point, vinyl flooring.

Second Floor Landing

Access to insulated loft space, airing cupboard housing pressurised hot water system and storage, radiator.

Principal Bedroom

10' 6" x 9' 11" (3.20m x 3.02m)

UPVC window to garden aspect, wardrobe range with hanging and shelving, TV point, radiator.

En Suite Shower Room

Fitted in a range of white sanitary ware comprising low level WC, pedestal wash hand basin with tiling and tiled display sill, oversized screened shower enclosure with independent shower unit fitted above, extractor, obscured UPVC window to rear aspect, chrome heated towel rail, Amtico flooring.

Bedroom 3

12' 0" x 9' 11" (3.66m x 3.02m)

UPVC window to front aspect, TV point, radiator.

Bedroom 4

12' 0" x 7' 6" (3.66m x 2.29m)

UPVC window to front aspect, radiator, TV point, vinyl flooring.

Family Bathroom

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin, panel bath with mixer tap and folding shower screen with independent shower unit fitted over, heated towel rail, Amtico flooring.

Tandem Garage

20' 3" x 9' 8" (6.17m x 2.95m)

Power, lighting, electrically operated up and over door, wall mounted gas fired central heating boiler.

Outside

There is an extensive brick paviour driveway giving provision for two large vehicles with outside contemporary lighting. Gated access extends to the large rear garden which is primarily lawned with outside tap, power points and lighting enclosed by panel fencing.

Tenure

Freehold

Annual Maintenance Charge Of: £470 approximately

Council Tax Band - E

