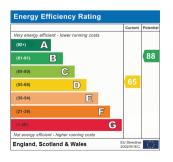


Maple Drive, Huntingdon PE29 7JE

Guide Price £250,000

- Good Sized Semi Detached Home
- Three Bedrooms
- Kitchen/Dining Room
- Generous Living Room
- Enclosed Rear Garden
- On Street Parking Close By
- Popular Estate Location
- Walking Distance To Shops, Schools And Bus Stop
- No Forward Chain And Immediate Vacant Possession









Huntingdon 01480 414800

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Integral Storm Porch Over

UPVC double glazed front door accessing

Kitchen/Breakfast Room

19' 11" x 11' 8" (6.07m x 3.56m)

Incorporating **Entrance Area**. A light double aspect room with UPVC glazed door and window to rear aspect and UPVC window to side, fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and gas hob with bridging unit and extractor fitted above, drawer units, appliance spaces, stairs to first floor with under stairs recess, double panel radiator, telephone point, shelved storage cupboard, corner shelf display units, central heating thermostat, single drainer ceramic sink unit with directional mixer tap, two stool breakfast bar.

Sitting Room

19' 0" x 11' 5" (5.79m x 3.48m)

A light double aspect room with UPVC window to front aspect and sliding double glazed patio doors to garden terrace, laminate flooring, TV point, telephone point, central natural stone fireplace with inset Living Flame coal effect gas fire, coving to ceiling.

First Floor Landing

Access to insulated loft space, single panel radiator.

Bedroom 1

11' 6" x 11' 2" (3.51m x 3.40m) Wardrobe with hanging and storage, UPVC window to front aspect, single panel radiator.

Bedroom 2

11' 3" x 9' 0" (3.43m x 2.74m) UPVC window to front aspect, single panel radiator, wardrobe recess.

Bedroom 3

11' 1" x 7' 6" (3.38m x 2.29m) Airing cupboard housing hot water cylinder and shelving, single panel radiator, UPVC window to rear aspect.

Cloakroom

Fitted with low level WC, ceramic tiled flooring, radiator, UPVC window to garden aspect.

Family Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

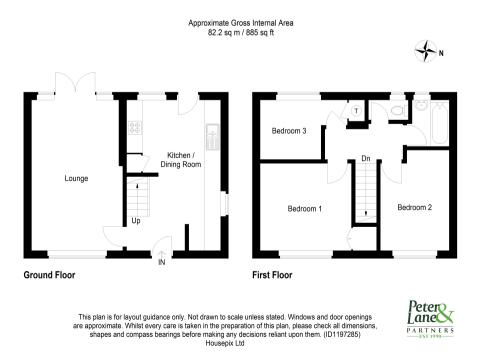
Fitted in a two piece suite comprising pedestal wash hand basin and panel bath with folding screen and independent shower unit fitted over, full ceramic tiling, radiator, ceramic tiled flooring, UPVC window to garden aspect.

Outside

The front garden is enclosed by low level brick walling and is laid to granite chippings and stocked with shrubs. The rear garden is pleasantly arranged with a paved terrace, areas of lawn, a selection of ornamental shrubs, timber shed and the garden is enclosed by a combination of panel fencing. Communal parking is available subject to availability with several parking areas close by.

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Tenure Freehold Council Tax Band - B



Huntingdon	St Ives	Kimbolton	St Neots	Peterborough	Bedford Office	Mayfair Office
60 High Street	10 The Pavement	24 High Street	32 Market Square	5 Cross Street	66-68 St. Loyes St	Cashel House
Huntingdon	St Ives	Kimbolton	St.Neots	Peterborough	Bedford	15 Thayer St, Long
01480 414800	01480 460800	01480 860400	01480 406400	01733 209222	01234 327744	0870 1127099
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