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- Beautifully Presented Throughout
- Four Bedrooms With En Suite To Master
- Stunning Contemporary Kitchen/Breakfast Room
- Garaging And Ample Parking Provision
- Extended Accommodation
- Three Generous Reception Rooms
- Landscaped Gardens
- Easy Access To Riverside Park



Composite Part Glazed Entrance Door To

Reception Hall

11' 10" x 5' 11" (3.61m x 1.80m)
UPVC window to front aspect, vertical contemporary radiator, stairs to first floor with under stairs recess, laminate flooring, inner access to

Sitting Room

17' 5" x 11' 2" (5.31m x 3.40m)
A light double aspect room with UPVC windows to front and rear aspects, contemporary chrome vertical radiator, wall light points, TV point, telephone point, laminate flooring.

Family Room

13' 9" x 12' 2" (4.19m x 3.71m)
UPVC window to front aspect, contemporary radiator, central fire place with inset coal effect Living Flame gas fire with moulded timber surround and granite hearth, internal UPVC French doors access **Garden Room/Conservatory**, TV point, telephone point, laminate floor covering.

Kitchen/Breakfast Room

19' 0" x 11' 6" (5.79m x 3.51m)
Fitted in a quality range of contemporary base and wall mounted cabinets with quality composite work surfaces and re-tiled surrounds, a selection of quality integrated appliances incorporating twin double electric ovens, central island and peninsular unit with inset induction five ring hob and stylish contemporary extractor unit fitted above, further range of base units, integral wine cooler, single drainer one and a half bowl sink unit with mono bloc mixer tap, recessed lighting, twin contemporary vertical radiators, bi-fold doors access garden terrace to the rear, integral microwave, integrated automatic dishwasher, drawer units and pan drawers, integrated fridge freezer, porcelain floor tiling.

Utility Room

6' 3" x 4' 7" (1.91m x 1.40m)
Fitted in a contemporary range of base and wall mounted cabinets with complementing composite work surface and re-tiled surrounds, plumbing for automatic washing machine, concealed gas fired central heating boiler serving hot water system and radiators, UPVC door to garden terrace to the rear, contemporary radiator, porcelain floor tiling.

Cloakroom

5' 11" x 2' 11" (1.80m x 0.89m)
UPVC window to rear aspect, fitted in a two piece contemporary white suite comprising low level WC, corner wash hand basin with mixer tap, contemporary radiator, extensive ceramic tiling, porcelain floor tiling.

Garden Room/Conservatory

12' 10" x 10' 2" (3.91m x 3.10m)
Of brick based UPVC double glazed construction with French doors accessing garden terrace to the rear, double poly carbonate roofing, contemporary radiator, laminate flooring.

First Floor Galleried Landing

UPVC window to front aspect, contemporary radiator, over stairs cupboard.

Master Bedroom

12' 2" x 11' 6" (3.71m x 3.51m)
UPVC window to front aspect, contemporary radiator, extensive wardrobe range (available by separate negotiation), inner access to

En Suite Shower Room

8' 10" x 7' 3" (2.69m x 2.21m)
Fitted in a quality range of contemporary white sanitary ware comprising oversized screened shower enclosure with multi head shower unit and additional hand shower, vertical heated towel rail, low level WC, central vanity unit comprising His and Hers surface mounted sink units with mono block mixer tap and coloured glass surfaces, drawer units, fixed display shelving, extractor, central vanity mirror by 'Art Former' with magnified mirror, light, de-misted, automatic lighting and blue tooth speakers, recessed lighting, ceramic tiled flooring.

Bedroom 2

12' 6" x 8' 2" (3.81m x 2.49m)
UPVC window to front aspect, contemporary radiator.

Secondary Landing

Contemporary radiator, access to

Family Bathroom

12' 2" x 3' 11" (3.71m x 1.19m)
Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, 'P' shaped panel shower bath with folding shower screen, mixer tap and independent shower unit fitted over, extractor, UPVC window to garden aspect, contemporary radiator, extensive ceramic tiling with contour border tiling, ceramic tiled flooring.

Bedroom 3

11' 6" x 8' 6" (3.51m x 2.59m)
UPVC window to rear aspect, contemporary radiator.

Bedroom 4

11' 6" x 9' 6" (3.51m x 2.90m)
UPVC window to garden aspect, contemporary radiator.

Outside

The front garden has an extensive brick paviour driveway giving provision for several vehicles. The immediate front garden is planned with low maintenance in mind landscaped with natural stone paving, cobbled bed and laid to slate enclosed by wrought iron railings. The rear garden measures approximately 52' 6" x 44' 3" (16.00m x 13.49m) and arranged around a central area of lawn with an extensive composite decked terrace with an electrically operated canopy and a seating area with outside tap and lighting, sunken trampoline, slate border, water feature and further terraced seating area finished in natural slate offering a useful area for a hot tub, There is a **Detached Single Garage** with double timber doors to the front, power lighting, UPVC window and door to side aspect. A wrought iron gate leads to an additional area of paving with a block paviour drive way sufficient for one vehicle with double timber gates accessing an additional parking area to the front. There is ample on street parking available.

Tenure

Freehold
Council Tax Band - C

