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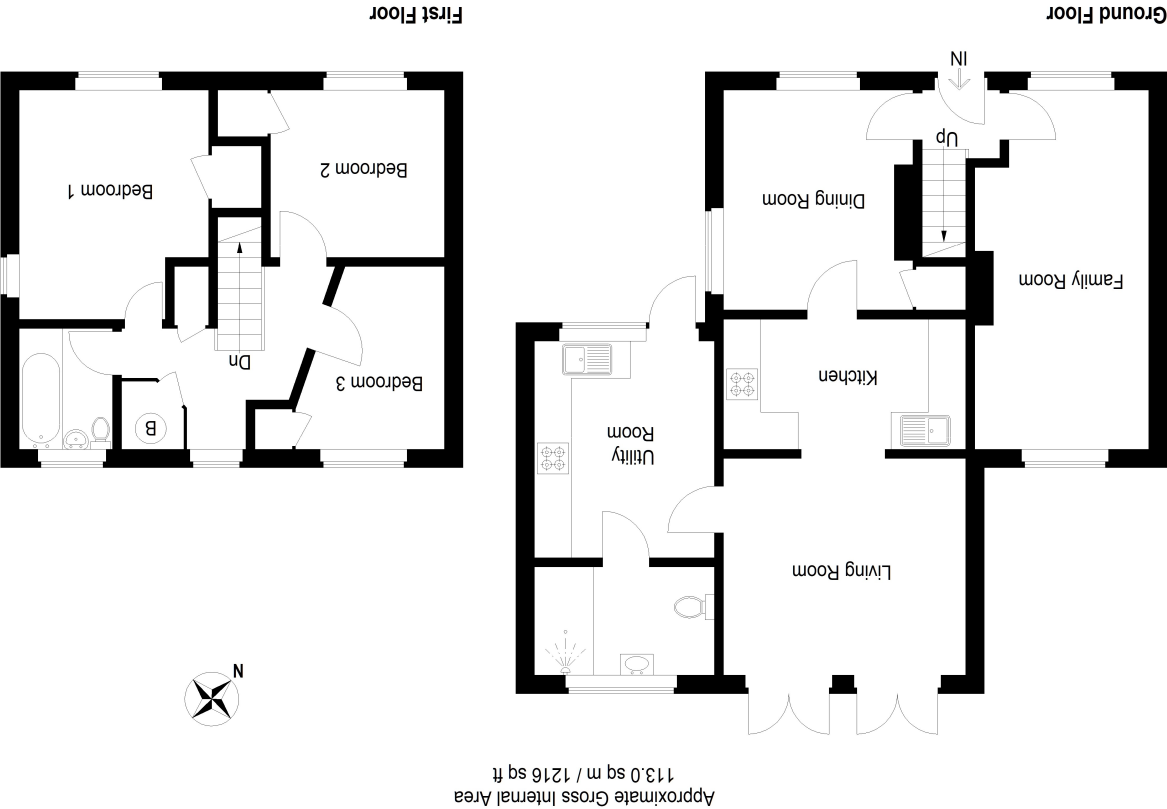
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|------------|----------------|----------|------------------|-----------|----------------|----------------|----------------------|
| Huntingdon | 60 High Street | St Neots | 32 Market Square | Kimbolton | 24 High Street | Cashel House | 15 Thayer St, London |
| Huntingdon | 01480 414800 | St Neots | 01480 406400 | Kimbolton | 01480 860400 | Mayfair Office | 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. (ID1053527)

Housepix Ltd



- Extended Semi Detached Family Home
- Three Reception Rooms
- Shower Room And Family Bathroom
- Generous Front And Rear Gardens
- Non Estate Location

- Three Bedrooms
- Re-Fitted Kitchen
- Utility Room
- Off Road Parking
- Sought After Village

UPVC Double Glazed Door To

Entrance Hall

Coving to ceiling, recessed downlighters, stairs to first floor, radiator, laminate flooring.

Living Room

17' 5" x 11' 5" (5.31m x 3.48m)

A double aspect room with double glazed windows to front and rear aspects, coving to ceiling, two radiators, central feature fireplace with inset gas fire.

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

A double aspect room with double glazed windows to front and side aspects, coving to ceiling, radiator, wood effect flooring, understairs storage cupboard.

Kitchen

15' 2" x 5' 5" (4.62m x 1.65m)

Re-fitted in a range of base and wall mounted units with complementing work surfaces and tiled surrounds, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated appliances incorporating dishwasher, fridge, electric oven, five burner gas hob with cooker hood over, radiator, opening to

Family Room

15' 5" x 11' 8" (4.70m x 3.56m)

Two sets of double glazed French doors to rear, two light tunnels, recessed downlighters, radiator, wood effect flooring.

Utility Room

11' 9" x 9' 4" (3.58m x 2.84m)

UPVC double glazed window and door to front aspect, fitted in a range of base units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, appliance space, tiled flooring, radiator, recessed downlighters, fuse box and master switch.

Shower Room

Double glazed window to rear aspect, fitted in a white three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle, complementing tiling, heated towel rail, recessed downlighters.

First Floor Landing

Double glazed window to rear aspect, cupboard housing central heating boiler with shelving.

Bedroom 1

12' 3" x 12' 0" (3.73m x 3.66m)

A double aspect room with double glazed windows to front and side aspects, radiator, built in wardrobe with hanging and shelving.

Bedroom 2

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to front aspect, radiator, built in wardrobe with hanging and shelf space.

Bedroom 3

Double glazed window to rear, radiator, built in cupboard with shelving.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap hand shower, full ceramic tiling, heated towel rail, tiled flooring.

Outside

The front garden is laid to lawn with pedestrian gate, pathway, an area of lawn and enclosed by hedging with outside tap, power points and lighting. The block paved driveway to the side of the property provides off road parking for three vehicles with twin double gates to the side of the property providing space for caravan, trailer etc. The rear garden is enclosed by panel fencing and hedging with patio area, outside tap, power points and lighting, laid to lawn, two garden sheds, green house, raised planters and a variety of fruit trees.

Agents Note

Planning permission has been granted for a Double Detached Garage - planning reference 1402059FUL - which has now lapsed.

Tenure

Freehold

Council Tax Band - B

