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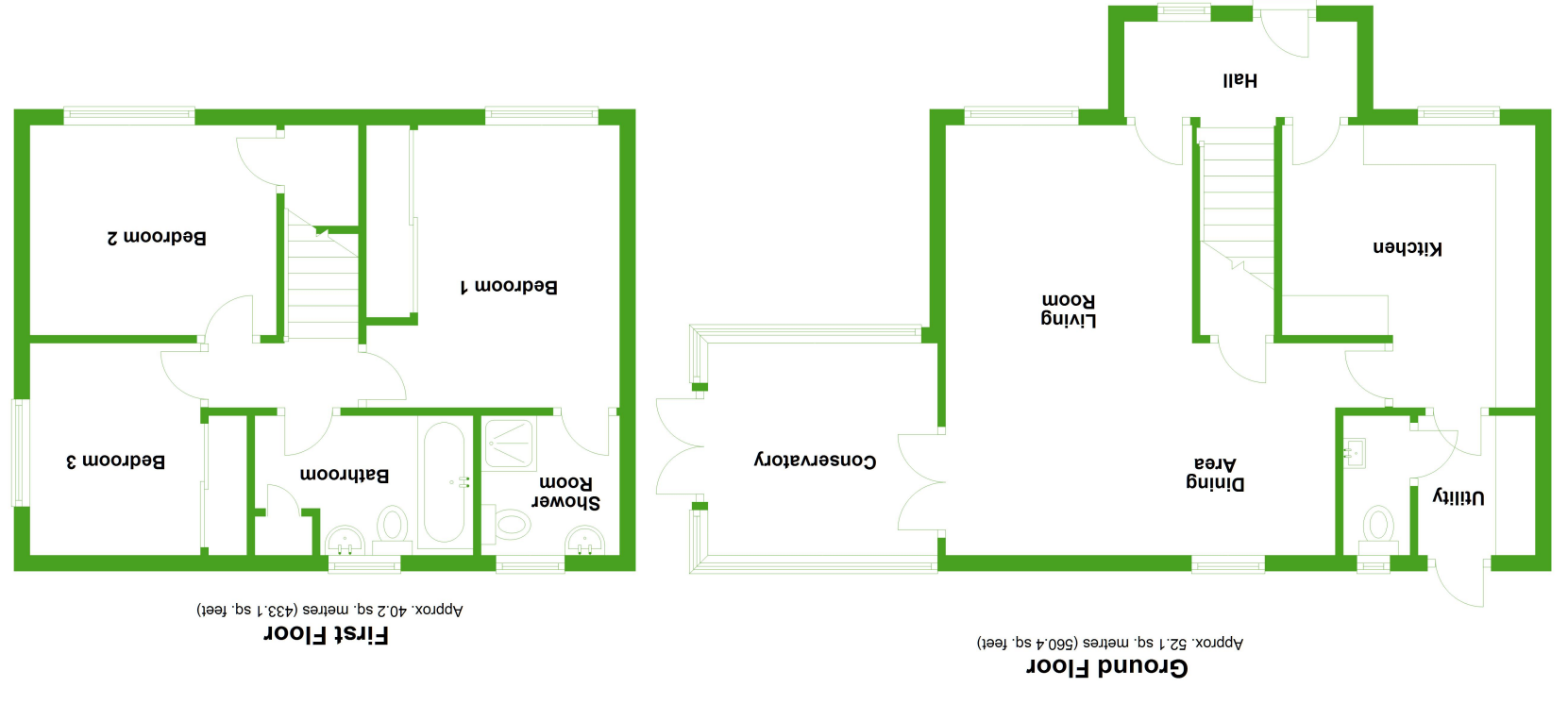
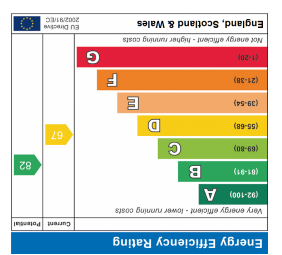


Huntingdon Office: 01480 414800
 www.peterlane.co.uk Web office open all day every day

Huntingdon
 60 High Street
 St Neots
 Tel: 01480 414800

Kimbolton
 24 High Street
 Kimbolton
 Tel: 01480 860400

Mayfair Office
 Cashel House
 15 Tayer St, London
 Tel: 0870 1127099



- Stunning Countryside Built Home
- Thoughtfully Extended Accommodation
- En Suite To Master Bedroom
- Desirable Birds Estate Location

- Beautiful Presentation Throughout
- Re-Fitted Kitchen And Sanitary Ware
- Mature Landscaped Gardens
- Garaging And Two Car Drive Way



Port Hole Panel Door To

Entrance Hall

Stairs to first floor, double panel radiator, UPVC window to front aspect, coving to ceiling, quality laminate floor covering.

Kitchen

11' 10" x 10' 2" (3.61m x 3.10m)

Fitted in a quality range of Shaker style cabinets finished in light sage with complementing work surfaces and re-tiled surrounds, single drainer sink unit and mixer tap, drawer units and pan drawers, wall cabinets, UPVC window to front aspect, glass fronted display cabinets, integral wine rack, double panel radiator, selection of integrated AEG appliances incorporating combi oven and further conventional oven, automatic dishwasher, appliance spaces, laminate flooring.

Utility Room

5' 7" x 4' 7" (1.70m x 1.40m)

Fitted in the same range of cabinets that can be seen in the kitchen, wall mounted gas fired central heating boiler serving hot water system and radiators, laminate flooring, UPVC door to side aspect, inner door to

Cloakroom

Fitted in a two piece contemporary white suite, comprising low level WC, wash hand basin with tiling and mixer tap, heated towel rail, laminate flooring, extractor.

Sitting Room

18' 8" x 18' 4" (5.69m x 5.59m)

A triple aspect room with UPVC windows to front and rear aspects, French doors to garden room to the side, central natural stone fire place finished in limestone with inset Living Flame coal effect fire, TV point, telephone point, laminate floor covering, internal French doors accessing

Garden Room

10' 2" x 9' 10" (3.10m x 3.00m)

Of brick based UPVC double glazed construction with French doors to garden terrace, plastered with insulated roofing.

First Floor Landing

Access to insulated loft space.

Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m)

UPVC window to front aspect, radiator, extensive wardrobe range, telephone point, luxury vinyl tiled flooring.

En Suite Shower Room

Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, recessed lighting, screened shower enclosure with independent shower fitted over, heated chrome towel rail, ceramic tiled flooring, UPVC window to side aspect.

Bedroom 2

10' 6" x 8' 3" (3.20m x 2.51m)

UPVC window to front aspect, radiator, storage cupboard, luxury vinyl flooring.

Bedroom 3

9' 2" x 9' 2" (2.79m x 2.79m)

UPVC window to side aspect, radiator, wardrobe with hanging and shelving, luxury vinyl floor tiling.

Family Bathroom

8' 10" x 6' 2" (2.69m x 1.88m)

Fitted in a range of quality white sanitary ware comprising low level WC with concealed cistern, heated towel rail, vanity wash hand basin with mixer tap and tiling, airing cupboard housing hot water cylinder and shelving, UPVC window to rear aspect, panel bath with independent shower over, laminate flooring.

Outside

The gardens have been pleasantly landscaped with a cobbled border to the front, stocked with ornamental shrubs and enclosed by low picket fencing. There is an extensive brick paved drive way giving parking provision for two vehicles accessing the **Detached Single Garage** with single up and over door, power, lighting, eaves storage space and private door to the side. Gated access leads to the rear garden with a timber decked seating area, areas of paving, shaped lawns edged in borders stocked with ornamental shrubs and flower beds. The garden is enclosed by a combination of panel fencing and offers good degree of privacy.

Tenure

Freehold

Council Tax Band - D

