

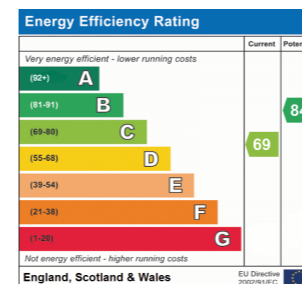


Headlands, Fenstanton PE28 9LN

Guide Price £325,000



- Stunning Improved Semi Detached Home
- Three Bedrooms
- Re-Fitted Kitchen And Sanitary Ware
- Driveway And Carport
- Redecorated Throughout
- Re-Carpeted Throughout
- Enclosed Rear Garden
- Easy Access To Cambridge
- Immediate Vacant Possession And No Chain



Peter Lane
PARTNERS
 EST 1990

Huntingdon
 60 High Street
 Huntingdon
 01480 414800

Kimbolton
 24 High Street
 Kimbolton
 01480 860400

St Neots
 32 Market Square
 St. Neots
 01480 406400

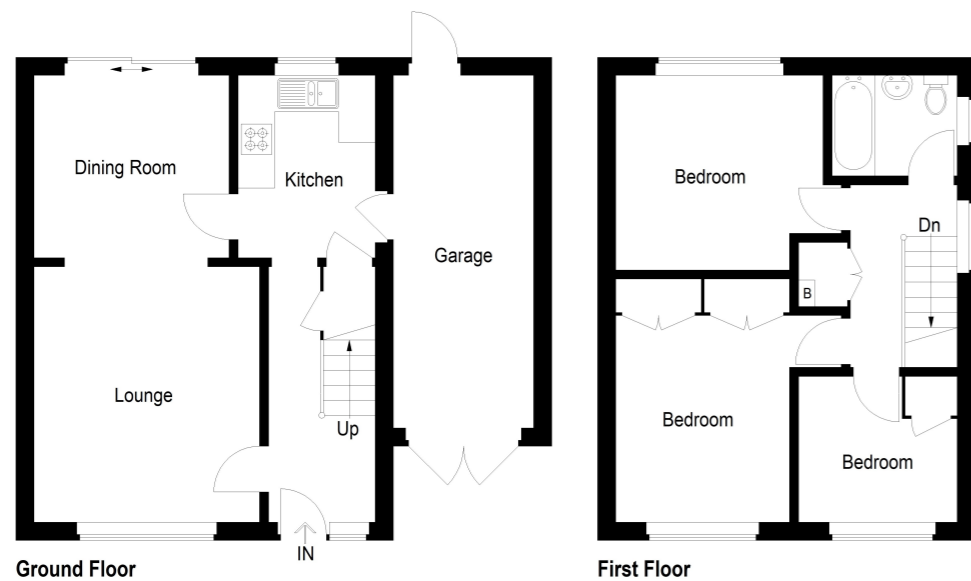
Mayfair Office
 Cashel House
 15 Thayer St, London
 0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 83.1 sq m / 894 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 97.0 sq m / 1044 sq ft



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. (ID1024043)
Housepix Ltd



Integral Storm Canopy Over

UPVC double glazed front door to

Entrance Hall

14' 5" x 5' 11" (4.39m x 1.80m)

Stairs to first floor, under stairs storage, double panel radiator, coving to ceiling, re-plastered and re-decorated, laminate flooring.

Kitchen

9' 9" x 7' 8" (2.97m x 2.34m)

A double aspect room with UPVC window to garden aspect and UPVC door to side aspect, fitted in a range of Shaker style, light grey toned cabinets with complementing work surfaces, single drainer one and a half bowl resin sink unit with mixer tap, integral electric oven and gas hob with bridging unit and extractor fitted above, understairs storage cupboard housing meters and fuse box, laminate floor covering.

Sitting Room

14' 0" x 12' 0" (4.27m x 3.66m)

TV point, telephone point, double panel radiator, UPVC window to front aspect, coving to ceiling, open access to

Dining Room

10' 7" x 9' 10" (3.23m x 3.00m)

Double panel radiator, double glazed sliding patio doors to garden terrace to the rear, coving to ceiling.

First Floor Landing

UPVC window to side aspect, access to insulated loft space, double panel radiator, double airing cupboard housing gas fired central heating boiler serving hot water system and radiators with shelving.

Bedroom 1

12' 6" x 11' 3" (3.81m x 3.43m)

UPVC window to front aspect, double panel radiator, extensive wardrobe range incorporating two double with hanging and shelving, coving to ceiling.

Bedroom 2

12' 6" x 10' 5" (3.81m x 3.17m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

Bedroom 3

8' 7" x 8' 1" (2.62m x 2.46m)

UPVC window to front aspect, double panel radiator, coving to ceiling, wardrobe with hanging and shelving.

Family Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

Re-fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen and mixer tap with independent shower unit fitted above, chrome heated towel rail, UPVC window to side aspect, full ceramic tiling with glass contour border tiling, ceramic tiled flooring.

Outside

The front garden is lawned with a driveway sufficient for one large vehicle and enclosed by mature hedging to the side. To the side is **Lean To Storage** measuring 20' 0" x 7' 9" (6.10m x 2.36m) with double doors to the front, lighting and door to the rear. The rear garden measures approximately 42' (12.80m) in length and is pleasantly arranged with an extensive paved seating area, areas of lawn and enclosed by a combination of panel fencing and brick walling offering a reasonable degree of privacy.

Tenure

Freehold
Council Tax Band - C



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

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