

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee thereof do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

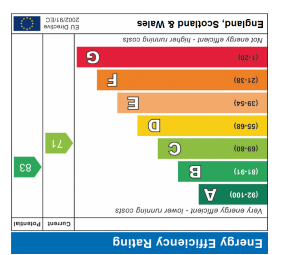


Huntingdon Office: 01480 414800
 www.peterlane.co.uk Web office open all day every day

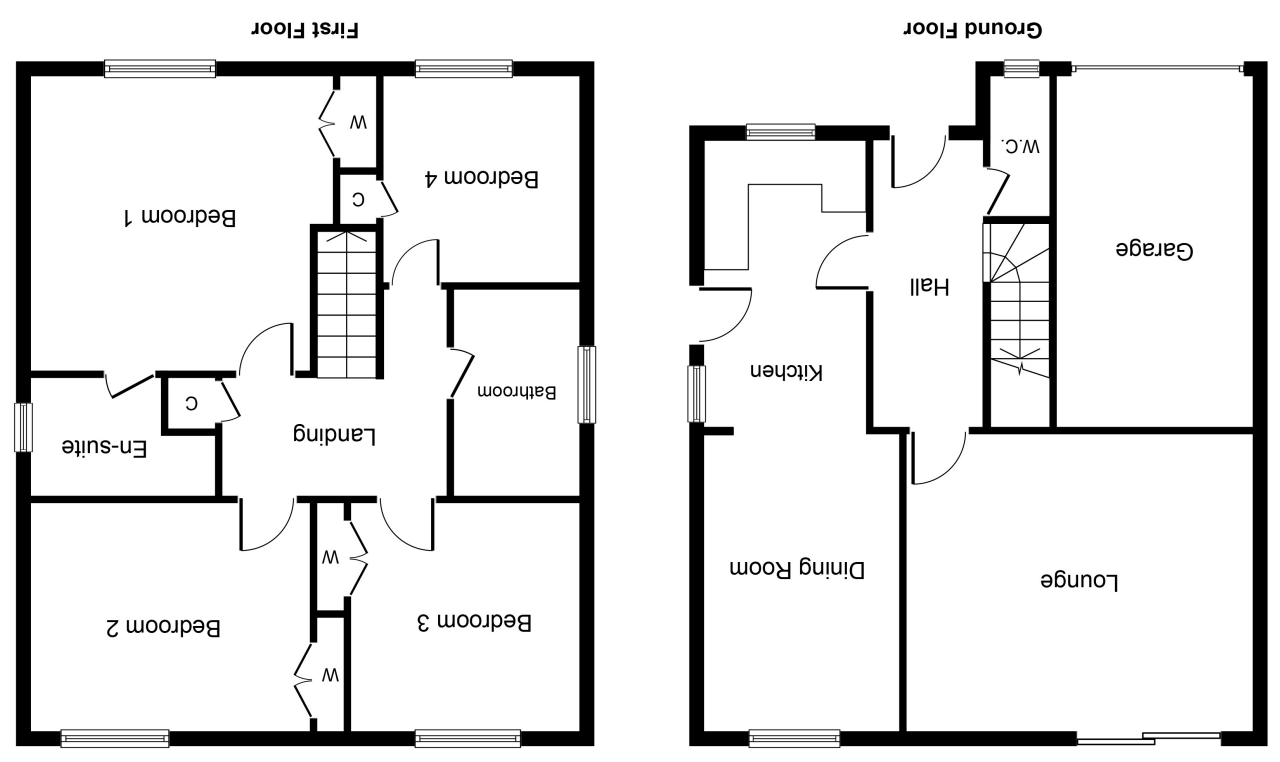
Huntingdon 60 High Street St Neots Huntingdon
 Tel: 01480 414800

Kimbolton 24 High Street St Neots Kimbolton
 Tel: 01480 860400

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2023 | www.houseviz.com



- Exceptional Detached Family Home
- Re-Fitted En Suite And Family Shower Room
- Garage And Off Road Parking
- Cul De Sac Location

- Four Bedrooms
- Re-Fitted Kitchen/Dining Room
- Walking Distance Of Railway Station, Town Centre And Schools



Semi Glazed Front Door

With five point locking system and wireless doorbell.

Entrance Hall

Fitted an serviced alarm, recessed LED lighting, understairs storage cupboard with power, lighting and alarm control panel, radiator, coving to ceiling.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin with mixer tap, heated towel rail, complementing tiling, tiled flooring.

Lounge

15' 5" x 12' 9" (4.70m x 3.89m)

A spacious room with UPVC sliding patio doors to rear garden, wall light points, Sky TV point and TV aerial point, coving to ceiling, wall and ceiling LED lighting.

Kitchen/Dining Room

27' 3" x 8' 8" (8.31m x 2.64m)

A re-fitted and re-modelled kitchen with a range of base, drawer and wall mounted units, pan drawers, display shelving, peninsula unit, built in dual NEFF+ oven and warming drawer, five ring gas hob, Baxi boiler (replaced in 2022), aluminium one and a half bowl sink unit, spaces and plumbing for washing machine and dishwasher, space for wine fridge, side door with five point locking system to side access, recessed LED lighting, complementing tiling, coving to ceiling, vinyl flooring.

Dining Area

LED recessed lighting, replacement modern radiator, windows to rear garden.

First Floor Landing

Recessed LED lighting, coving to ceiling, access to boarded loft space with ladder, power and lighting.

Principal Bedroom

13' 5" maximum x 11' 6" (4.09m x 3.51m)

Views over the local nature reserve, large double built-in wardrobe, replaced modern radiator, alarm panic button, coving to ceiling.

En Suite Shower Room

Re-fitted in a three piece suite comprising comfort height WC, modern shower enclosure, vanity sink unit with two drawers, recessed mirrored cabinet, extractor fan, heated towel rail, double glazed window to side aspect, complementing tiling, shaver point.

Bedroom 2

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to rear with views over the rear garden, built-in wardrobe, coving to ceiling.

Bedroom 3

10' 1" x 9' 9" (3.07m x 2.97m)

Currently used as an office, recently re-furnished, built in wardrobe, freestanding storage (available by separate negotiation), views over the rear garden, radiator, coving to ceiling.

Bedroom 4

9' 3" x 9' 0" (2.82m x 2.74m)

Currently used as a Library/hobby room with built-in storage cupboard, views over the front garden, coving to ceiling.

Family Bathroom

Fully modernised in a three piece suite comprising comfort height WC, vanity wash hand basin with two drawers, walk in shower cubicle, heated towel rail, grab rail, recessed LED lighting above shower, vinyl flooring, fan, tiled surrounds.

Outside

To the front is a block paved driveway for two vehicles and an additional paved area and with small garden bed. The **Garage** benefits from a new electric roller door with workshop and storage areas. There is a separate hobby/storage space to the rear of the garage. To the side of the property is a gate leading to the side providing space for a bin store and a sheltered storage area and leading through to the rear garden which has two standard sized garden sheds, an Indian sandstone patio dining area, a range of specimen trees, a variety of shrubs and an area of lawn.

Agents Note

The property has been fully modernised and re-carpeted throughout by the current owners with the addition of Fibre Broadband with a speed up to 937MB's.

Teure

Freehold
Council Tax Band - E

