

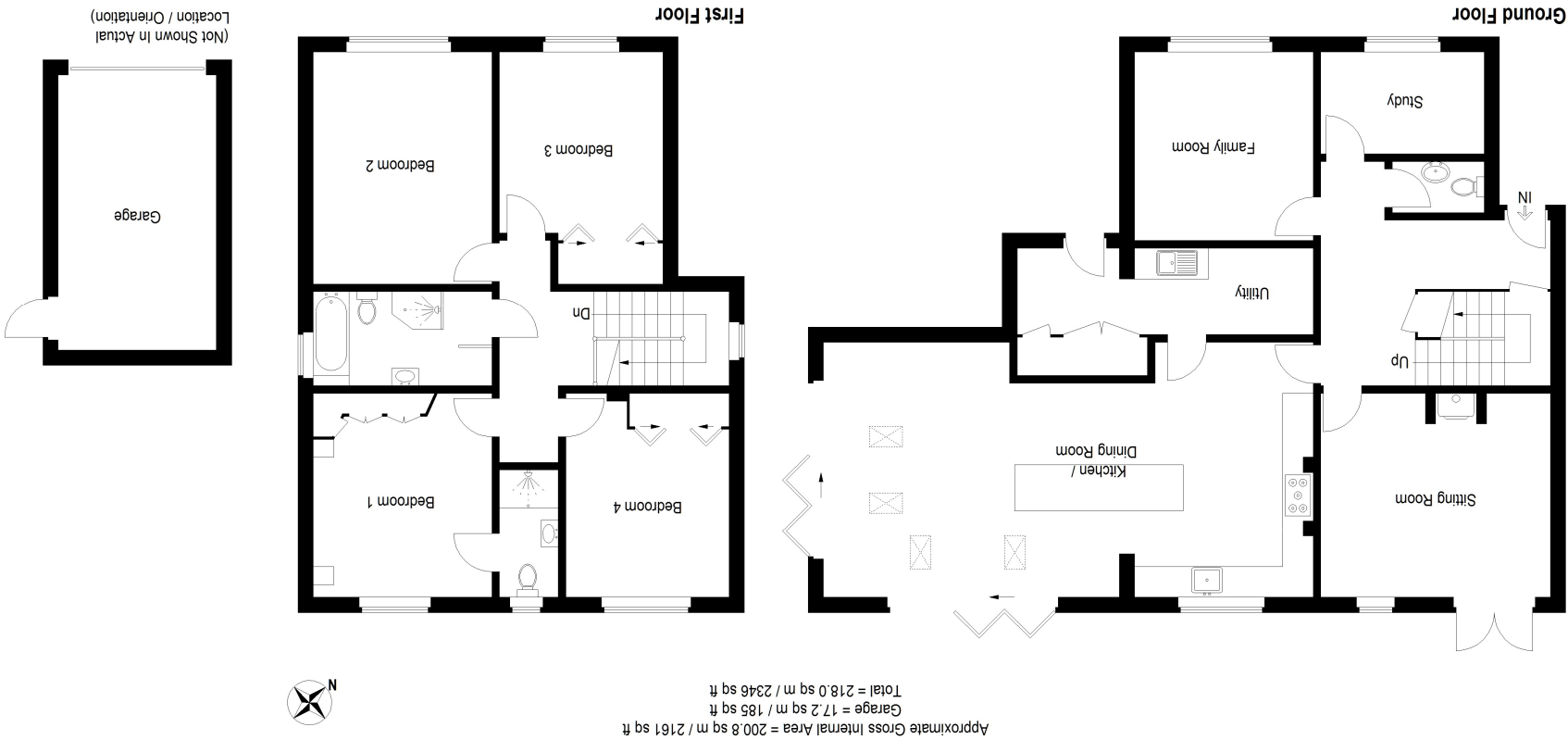
Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099



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. (ID1125766)

Housepix Ltd



- Stunning Individual Family Home
- Three Reception Rooms
- Re-Fitted Sanitaryware And En Suite To Principal Bedroom
- Parking For Five To Six Vehicles
- Desirable Non Estate Village Location

- Four Double Bedrooms
- Impressive 32' Kitchen/Family Room
- Surrounding Private Gardens
- Detached Garaging



Integral Storm Canopy Over

Heavy panel door to

Reception Hall

14' 10" x 14' 2" (4.52m x 4.32m)

Double panel radiator, extensive cupboard storage, UPVC window to side aspect, understairs storage cupboard, telephone point, coving to ceiling, stairs to first floor, ceramic tiled flooring.

Sitting Room

14' 10" x 13' 3" (4.52m x 4.04m)

UPVC French doors accessing garden terrace and UPVC window to garden aspect, wall light points, TV point, central fireplace recess with inset wood burner with flagstone hearth, coving to ceiling.

Kitchen/Breakfast/Family Room

32' 0" x 16' 8" (9.75m x 5.08m)

A stunning ,open plan re-fitted space with vaulted architectural roof line, recessed lighting, Velux windows to two aspects, twin sets of bi-fold doors to side and rear terrace, re-fitted in a range of Shaker style cabinets with complementing quartz work surfaces with up-stands, inset double bowl sink unit with mono bloc mixer tap, contemporary tiling, space for cooking range with recessed extractor fitted above, vertical contemporary radiator, underfloor heating, a selection of integrated appliances incorporating fridge, automatic dishwasher, dimmer switches, recessed lighting, central island work station incorporating additional cabinets, wine rack, four stool breakfast bar, concealed gas fired central heating boiler, drawers and pan drawers, TV point, ceramic tiled flooring and underfloor heating. inner door to

Utility Room/Boot Room

18' 1" x 5' 7" (5.51m x 1.70m)

Single panel radiator, extensive range of Shaker style cabinets, larder units, inset stainless steel sink unit with mixer tap, appliance spaces, UPVC window and door to garden aspect, coving to ceiling, extractor, ceramic tiled flooring.

Cloakroom

6' 11" x 2' 11" (2.11m x 0.89m)

Fitted in a two piece white suite comprising low level ~WC, wall mounted wash hand basin with tiling, single panel radiator, coving to ceiling, ceramic tiled flooring.

Study

10' 2" x 6' 11" (3.10m x 2.11m)

Single panel radiator, UPVC window to garden aspect, coving to ceiling.

Dining Room/Games Room

11' 6" x 11' 2" (3.51m x 3.40m)

UPVC window to front aspect, double panel radiator, coving to ceiling, dado rail.

First Floor Split Level Galleried Landing

UPVC window to garden aspect, access to insulated loft space, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

12' 10" x 11' 6" (3.91m x 3.51m)

UPVC window to garden aspect, single panel radiator, extensive wardrobe range incorporating twin doubles and single unit, coving to ceiling, TV point, telephone point, inner access to

En Suite Shower Room

9' 6" x 4' 2" (2.90m x 1.27m)

Re-fitted in a three piece contemporary white suite comprising surface mounted sink unit with mono bloc mixer tap, drawer units and storage, chrome heated towel rail, low level WC, extractor, UPVC window to rear aspect, oversized screened shower enclosure with independent shower unit fitted over, porcelain tiling, recessed lighting, porcelain floor tiling.

Bedroom 2

14' 9" x 11' 9" (4.50m x 3.58m)

Single panel radiator, UPVC window to front aspect, coving to ceiling (wardrobe range available by separate negotiation).

Bedroom 3

12' 10" x 10' 10" (3.91m x 3.30m)

UPVC window to rear aspect, single panel radiator, wardrobe range with hanging and shelving, coving to ceiling.

Bedroom 4

11' 6" x 10' 2" (3.51m x 3.10m)

Walk in wardrobe with hanging and storage, coving to ceiling, radiator, UPVC window to front aspect.

Family Bathroom

11' 6" x 6' 1" (3.51m x 1.85m)

Re-fitted in a four piece contemporary white suite comprising low level WC, suspended vanity wash hand basin with mono bloc mixer tap and drawer unit, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, panel bath with hand mixer tap and additional mixer tap, UPVC window, recessed lighting, extractor, full ceramic tiling, porcelain floor tiling.

Outside Front

The property is approached via a private frontage with an extensive brick paviour and tarmac driveway giving provision for four to six vehicles. There is **Detached Oversized Single Garage** 18' 8" x 10' 4" (5.69m x 3.15m) with a range of base units, garden fridge, eaves storage space, single up and over door and private door to the side, electric car charging point. To the front is a sleeper constructed planter, a selection of ornamentals with an additional area to the side with an establishing orchard, a brick edged vegetable bed and greenhouse. The garden is enclosed by mature Laurel hedging and offers a good degree of privacy.

Outside Rear

Private gated access leads to a pleasant area of terrace enclosed by brick walling and trellis work, outside lighting and finished in Indian sandstone. The garden extends to a further area of terracing which leads into the rear garden which is pleasantly arranged, established and private with outside lighting, power and tap, areas of lawn, an extensive Indian sandstone terrace, heavily stocked flower, shrub and rose bed borders, two timber sheds positioned to the side. The garden is enclosed by high evergreen hedging and panel fencing offering a superb degree of privacy

Tenure

Freehold

Council Tax Band - F

