

# 10, CHURCH WAY

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LITTLE STUKELEY • PE28 4BQ









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- Individual Family Residence
- Four Reception Rooms
- Extended Accommodation
- Open Aspect To The Rear
- NO FORWARD CHAIN
- Four Bedrooms With En Suite To Principal Bedroom
- Impressive 28' Kitchen/Breakfast Room
- Beautifully Tended Fifth Of An Acre Garden
- Double Garaging

This thoughtfully extended, individual non-estate home offers fabulous, family sized space within this desirable village location. The accommodation is centred around an impressive, extended 28' Kitchen/Breakfast room with Quartz worksurfaces and integrated appliance. Four reception rooms complete the ground floor.

The first floor offers four good sized bedrooms, en suite and family bathroom.

The gardens are beautifully kept and extend to a fifth of an acre (STMS). There is ample parking provision and detached double garaging.

The house is offered with NO CHAIN.

**Peter  
Lane**  
PARTNERS  
—EST 1990—  
**Town & Country**

## Guide Price £575,000

Huntingdon branch: 01480 414800  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day







## INTEGRAL PILLARED STORM CANOPY OVER

Composite glazed panel front door with side panels to

## RECEPTION HALL

18' 2" x 6' 6" (5.54m x 1.98m)

Stairs extending to first floor, under stairs recess, coving to ceiling, central heating thermostat, double cloaks cupboard with hanging and storage, radiator with decorative cover, additional storage cupboard, composite floor covering, glazed internal door to

## CLOAKROOM

6' 6" x 3' 4" (1.98m x 1.02m)

Re-fitted in a two piece suite comprising low level WC, vanity wash hand basin with cabinet storage and mono bloc mixer tap, UPVC window to side aspect, composite floor covering, coving to ceiling, single panel radiator, extensive tiling with natural stone contour border tiling.

## DINING ROOM

18' 8" x 11' 0" (5.69m x 3.35m)

A light double aspect room with UPVC window to front aspect, double panel radiator, coving to ceiling, sliding double glazed patio doors to rear aspect, internal double doors access







## STUDY

10' 0" x 9' 10" (3.05m x 3.00m)

Double panel radiator, UPVC window to front aspect, coving to ceiling, access to insulated loft space.

## FAMILY ROOM

12' 7" x 12' 4" (3.84m x 3.76m)

Contemporary vertical radiator, coving to ceiling, arched internal access to

## KITCHEN/BREAKFAST/ROOM

28' 3" x 11' 10" (8.61m x 3.61m)

A light contemporary, extended space fitted in a quality range of base and wall mounted cabinets with a complementing work surfaces in quartz with up-stands, re-tiled contemporary tiling, single drainer one and a half bowl sink unit with mono bloc mixer tap, a selection of integrated appliances incorporating fridge freezer, automatic dishwasher, integrated larder fridge and freezer, pan drawers, sliding shelf spice racks, walk-in shelved pantry, plumbing for automatic washing machine, a SMEG twin oven cooking range in stainless steel is included with a suspended extractor unit fitted above, drawer units, central architectural lantern/ skylight window, wall light points, vertical contemporary radiator, Karndean flooring with part underfloor heating, central island work station with Butchers block Oak work surfaces incorporating three stool breakfast bar, recessed lighting.



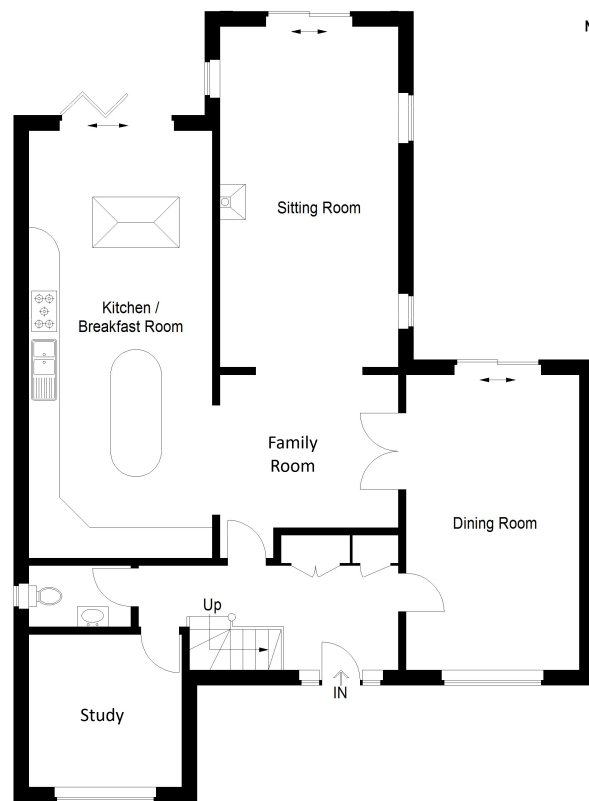
## SITTING ROOM

22' 1" x 11' 6" (6.73m x 3.51m)

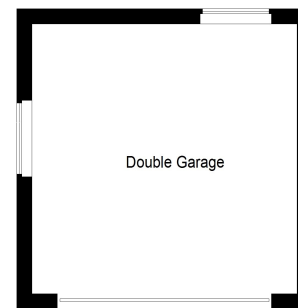
A light triple aspect room with sliding double glazed patio doors to garden terrace, UPVC windows to two side aspects, single and double panel radiators, central slate hearth with inset 5kw multi fuel burner set on granite hearth, coving to ceiling, TV point, telephone point.



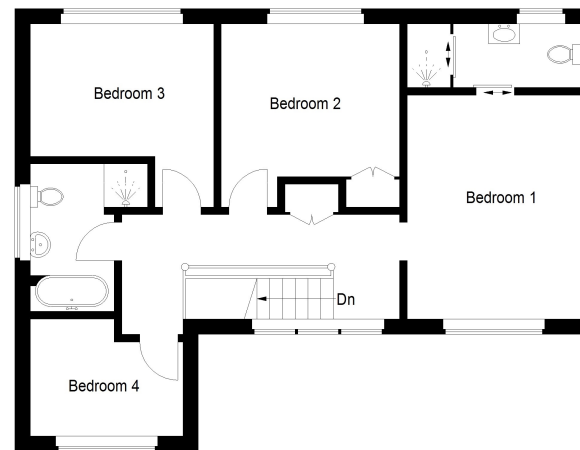
Approximate Gross Internal Area = 182.3 sq m / 1962 sq ft  
 Double Garage = 28.0 sq m / 301 sq ft  
 Total = 210.3 sq m / 2263 sq ft



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**First Floor**

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. (ID1184630)  
 Housepix Ltd

**Peter  
Lane**  
 PARTNERS  
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## FIRST FLOOR GALLERIED LANDING

17' 5" x 6' 8" (5.31m x 2.03m)

UPVC window to front aspect, access to loft space, coving to ceiling, double airing cupboard housing gas fired Vaillant central heating boiler serving hot water system and pressurised water system.

## PRINCIPAL BEDROOM

14' 6" x 11' 1" (4.42m x 3.38m)

UPVC window to front aspect, vertical contemporary radiator, coving to ceiling, recessed lighting, contemporary wardrobe range included.

## EN SUITE SHOWER ROOM

11' 0" x 4' 0" (3.35m x 1.22m)

Re-fitted in a contemporary three piece white suite comprising low level WC, over-sized vanity wash hand basin with mono bloc mixer tap and drawer unit storage, oversized screened shower enclosure with independent multi head shower unit fitted above, contemporary towel rail, LVT flooring, extensive tiling with glass contour border tiles, recessed lighting, extractor, UPVC window to rear garden, internal dividing sliding pocket door, independently controlled underfloor heating.

## GUEST ROOM

12' 9" x 12' 6" (3.89m x 3.81m)

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

## BEDROOM 3

12' 9" x 11' 11" (3.89m x 3.63m)

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

## BEDROOM 4

9' 10" x 7' 3" (3.00m x 2.21m)

UPVC window to front aspect, single panel radiator, coving to ceiling, display shelving.

## FAMILY BATHROOM

9' 2" x 7' 10" (2.79m x 2.39m)

Fitted in a four piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, over-sized screened shower enclosure with independent shower unit fitted over, recessed lighting, coving to ceiling, heated towel rail, UPVC window to side aspect, ceramic tiled flooring, full ceramic tiling with contour border tiles, shaver point.

## OUTSIDE

The frontage is pleasantly stocked and mature, primarily lawned with ornamental shrubs and flower borders, enclosed by low retaining brick wall dividing the driveway which gives provision for a number of vehicles. The gardens are beautifully stocked, private and mature with the overall plot extending to approximately one fifth of an acre (stms), there is an extensive paved terrace leading on to beautifully kept lawns extending to the rear of the garden, a 10' 0" x 6' 0" (3.05m x 1.83m) **Potting Shed**, an enclosed storage area, timber constructed planters and beds, a selection of ornamental trees and a tended ornamental evergreen shrubs, a selection of fruit trees, a productive Plum tree, vegetable beds, a lovely **Timber Summer House** positioned to the Easterly corner of the garden facing West catching the evening sun. The garden is enclosed by a combination of panel fencing and backs on to open green space to the rear. The driveway to the front is sub-divided creating additional parking area to the rear of the property and accessing the **Detached Double Garage** with single electrically operated up and over roller door measuring 17' 7" x 17' 2" (5.36m x 5.23m).

## TENURE

Freehold  
Council Tax Band - E







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