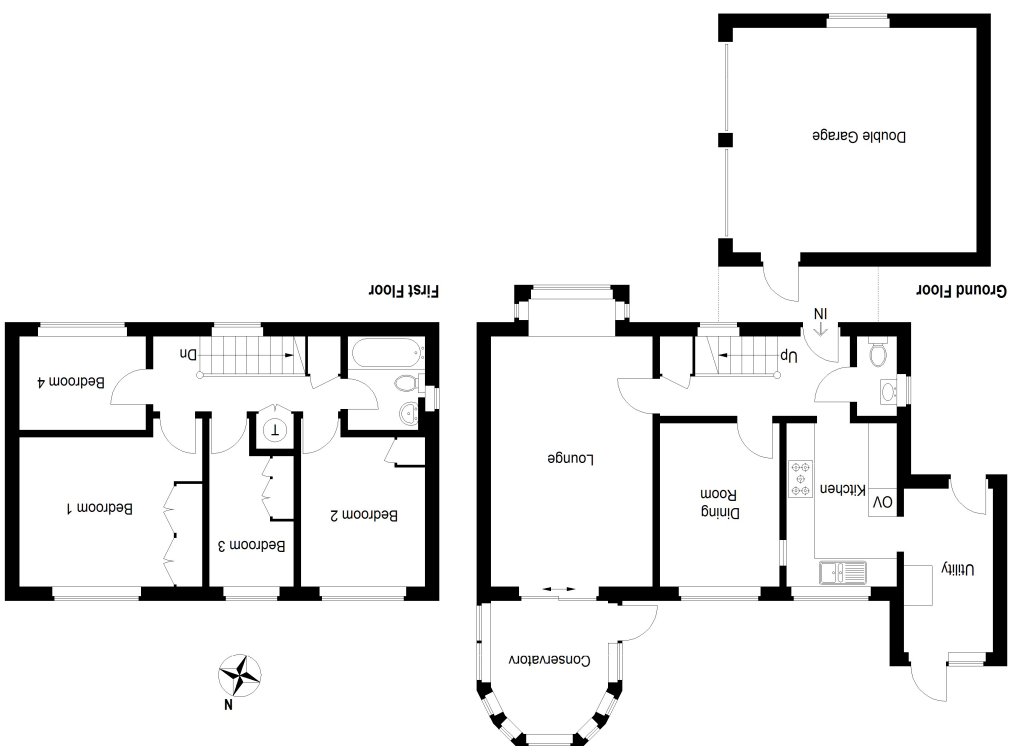


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1138414)
Housepix Ltd



Approximate Gross Internal Area = 109.0 sq m / 1173 sq ft
Double Garage = 25.5 sq m / 274 sq ft
Total = 134.5 sq m / 1447 sq ft

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60 High Street
St Neots
Huntingdon
Tel: 01480 414800

Kimbolton
24 High Street
St Neots
Kimbolton
Tel: 01480 860400

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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 do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



- Detached Family Home
- Living Room And Dining Room
- Double Garage And Driveway
- Popular Location Close to Local Schools and Amenities

- Four Bedrooms
- Cloakroom And Utility Room
- Generous Sized Enclosed Rear Garden
- No Forward Chain



Storm Porch Over

UPVC double glazed door to

Cloakroom

Double glazed window to side, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, laminate floor.

Living Room

17' 6" x 11' 3" (5.33m x 3.43m)

Double glazed box bay window to front, double glazed sliding door to **Conservatory**, feature brick built fire place with hearth and timber mantle, two radiators, laminate floor.

Conservatory

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed windows over looking garden, double glazed door to side, radiator, tiled floor.

Dining Room

11' 6" x 8' 4" (3.51m x 2.54m)

Double glazed window to rear aspect, serving hatch to kitchen, radiator, laminate floor.



Kitchen

11' 11" x 7' 7" (3.63m x 2.31m)

Double glazed window to rear aspect, fitted in a range of base, wall and drawer units with complementary work surfaces over, stainless steel sink and drainer with mixer tap over, tiled surrounds, fitted six burner gas hob, fitted electric oven and grill, spaces and plumbing for washing machine and dish washer, laminate floor, opening to

Utility Room

11' 7" x 6' 11" (3.53m x 2.11m)

UPVC double glazed doors to front and rear, double glazed window to rear, fitted cupboard and coats hanging rail.



First Floor Landing

Double glazed window to front, access to loft space, double airing cupboard with housing hot water tank and shelving.



Bedroom 1

10' 8" x 11' 5" (3.25m x 3.48m)

Double glazed window to rear aspect, two double built in wardrobes with cupboards over, radiator.

Bedroom 2

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to rear, fitted cupboard, radiator.

Bedroom 3

9' 6" x 6' 8" (2.90m x 2.03m)

Double glazed window to front, radiator.

Bedroom 4

9' 3" x 6' 4" (2.82m x 1.93m)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Family Bathroom

Double glazed window to side, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, radiator, tiled surrounds.

Outside

To the front of the property the block paved driveway provides off road parking for several vehicles and block paved frontage with two trees, outside light a side gate to a courtyard area. **Double Garage** with twin up and over doors, double glazed window to side, power and light connected, personal door to side. The rear garden is fully fence closed with a block paved patio seating area, outside light, outside tap, being laid to lawn with mature stocked planted borders and an additional patio seating area.

Tenure

Freehold

Council Tax Band - D

