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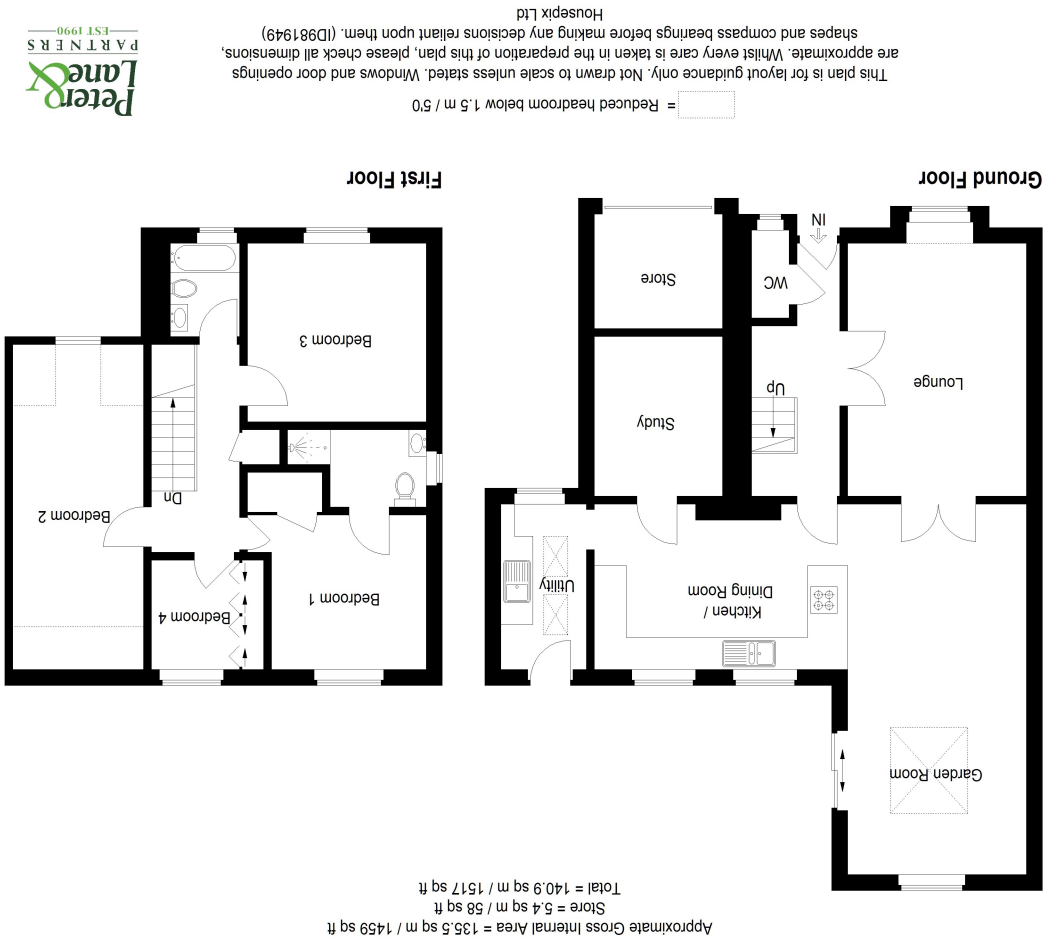
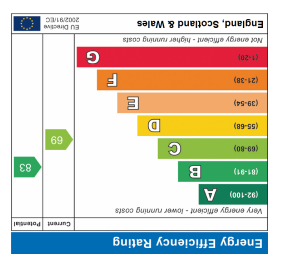


Huntingdon Office: 01480 414800  
 www.peterlane.co.uk Web office open all day every day

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



- Guide Price £425,000-£450,000
- Four Bedrooms
- Kitchen/Dining/Family Room
- Off Road Parking Provision

- Stunning Detached Family Home
- Re-Fitted En Suite And Family Bathroom
- Cloakroom And Utility Room
- Backing On To Woodland



**Storm Canopy With Lighting Over**  
Composite double glazed door to

**Entrance Hall**  
Coving to ceiling, wood flooring, stairs to first floor, radiator, double internal doors to **Living Room**.

**Cloakroom**  
Fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

**Living Room**  
15' 6" x 11' 0" (4.72m x 3.35m)

Double glazed box bay window to front aspect, radiator, double doors through to



**Kitchen/Dining/Family Room**

**Kitchen**  
15' 8" x 9' 6" (4.78m x 2.90m)

Two Double glazed windows to rear aspect, fitted in a range of base, drawer and wall mounted units with granite work surfaces and up-stands, one and a half bowl single drainer sink unit with mixer tap, integrated appliances incorporating fridge freezer, dishwasher, electric oven and induction hob with extractor over, wall mounted gas fired central heating boiler serving hot water system and radiators, wood flooring

**Dining/Family Area**  
22' 9" x 11' 3" (6.93m x 3.43m)

A double aspect room with two double glazed windows to side and double glazed windows to rear, double glazed French doors, roof lantern, two radiators, wood flooring.

**Snug**  
9' 8" x 7' 9" (2.95m x 2.36m)  
Recessed down lighters, coving to ceiling, timber flooring.



**Utility Room**  
10' 3" x 5' 4" (3.12m x 1.63m)

Double glazed window to front aspect and UPVC double glazed door to rear aspect, radiator, fitted in a range of base and wall mounted units, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, wood flooring.

**First Floor Landing**  
Access to loft space with ladder, power and lighting, storage cupboard.



**Principal Bedroom**  
9' 9" x 9' 6" (2.97m x 2.90m)

Double glazed window to rear aspect, radiator, built in wardrobe with hanging and shelving.

**En Suite Shower Room**  
Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, tiled flooring, recessed down lighters, heated towel rail.

**Bedroom 2**  
10' 8" x 10' 7" (3.25m x 3.23m)

Double glazed window to front aspect, radiator.

**Bedroom 3**  
20' 0" x 8' 0" (6.10m x 2.44m)

Double glazed window to front aspect, radiator, restricted head height with sloping ceiling.

**Bedroom 4**  
8' 0" x 6' 7" (2.44m x 2.01m)

Double glazed window to rear aspect, radiator.

**Family Bathroom**  
Double glazed window to front aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, tiled flooring, heated towel rail, recessed down lighters, extractor fan.

**Outside**  
There is a block paved drive way provision off road parking provision for a number of vehicles with twin doors opening to the **Former Garage/Storage Area** with power and lighting. The front garden has mature shrubs. To the side of the property is a **Lean To Storage Shed**. The rear garden is laid to lawn with an area laid to bark, raised planter, outside lighting, patio area, outside tap and enclosed by panel fencing.

**Tenure**  
Freehold.  
Council Tax Band - D

