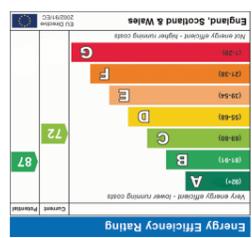


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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

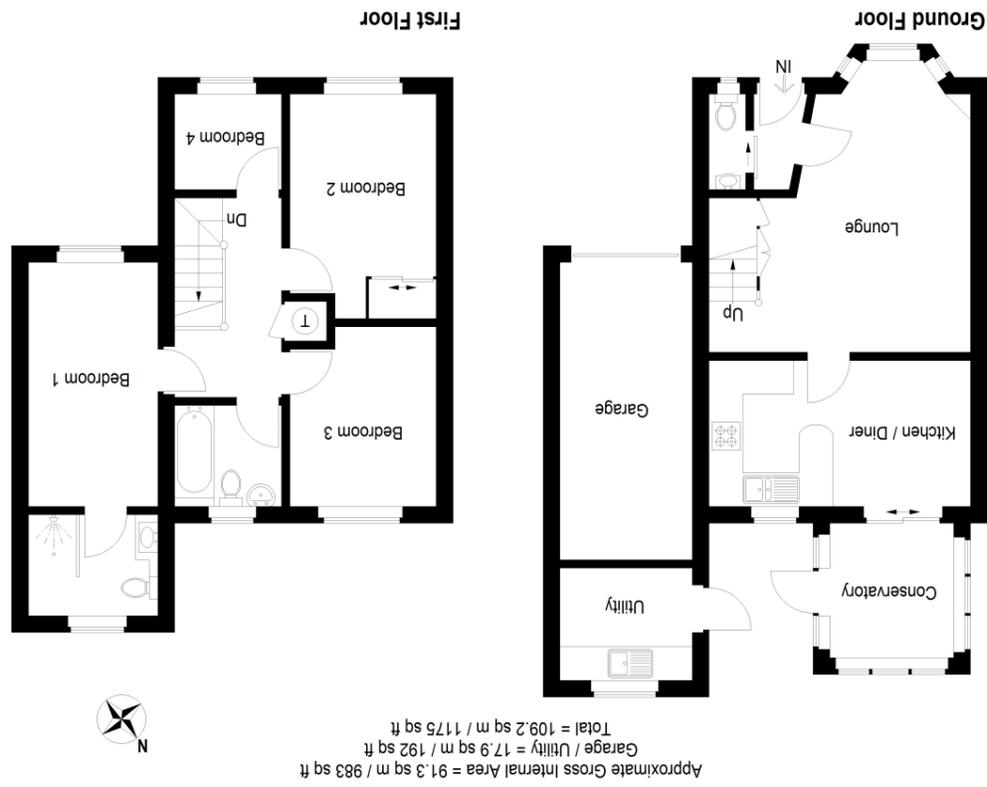


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1283190)



- Thoughtfully Extended Family Home
- En Suite To Principal Bedroom
- Conservatory And Utility Room
- Garage And Driveway
- Popular Estate Location

- Four Bedrooms
- Re-Fitted Kitchen/Dining Room
- Downstairs Cloakroom
- Corner Plot Position



**UPVC Double Glazed Front Door To**

**Entrance Hall**

Decorative ceramic tiled flooring, coats hanging area, inner door to

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, ceramic tiled flooring.

**Sitting Room**

17' 1" x 12' 2" (5.21m x 3.71m)

Stairs to first floor with bespoke under stairs storage unit, fixed display shelving and cupboard units, TV point, telephone point, decorative panel work, coving to ceiling, internal door to

**Kitchen/Breakfast Room**

15' 1" x 9' 2" (4.60m x 2.79m)

Re-fitted in a range of base and wall mounted units with work surfaces and re-tiled surrounds, central dividing peninsular unit, integral automatic dishwasher, space for American style fridge freezer, electric and gas cooker points with bridging unit and extractor fitted above, single drainer sink unit with mixer tap, laminate flooring, sliding double glazed internal patio doors to

**Garden Room/Conservatory**

8' 6" x 8' 2" (2.59m x 2.49m)

Of brick based and UPVC double glazed construction, laminate flooring, re-insulated with double polycarbonate roofing, glazed UPVC door to covered terrace.

**Utility Room**

7' 7" x 6' 7" (2.31m x 2.01m)

Laminate flooring, single drainer sink unit with mixer tap, appliance spaces, UPVC window to rear aspect.

**First Floor Landing**

Decorative panel work, access to insulated loft space, inner door to

**Principal Bedroom**

14' 9" x 8' 2" (4.50m x 2.49m)

A light double aspect room with UPVC windows to front and rear aspects.

**En Suite Shower Room**

7' 3" x 6' 7" (2.21m x 2.01m)

Re-fitted in a contemporary range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, screened walk in shower enclosure with independent over head shower fitted above, ceramic tiled flooring, extensive ceramic tiling, extractor unit, heated towel rail.

**Bedroom 2**

11' 2" x 8' 6" (3.40m x 2.59m)

Wardrobe range with hanging and storage, UPVC window to rear aspect, radiator.

**Bedroom 3**

10' 6" x 8' 6" (3.20m x 2.59m)

Laminate flooring, radiator, UPVC window to rear aspect.

**Bedroom 4/Study**

6' 3" x 5' 9" (1.91m x 1.75m)

UPVC window to front aspect, single panel radiator, laminate flooring.

**Family Bathroom**

6' 4" x 6' 3" (1.93m x 1.91m)

Fitted in a three piece white suite comprising full ceramic tiling, heated towel rail, low level WC, pedestal wash hand basin, panel bath with folding screen and independent shower unit fitted over, UPVC window to front aspect.

**Outside**

The property stands on a generous corner plot, the frontage is hard landscaped, primarily imprinted concrete giving parking provision for three vehicles leading to the **Garage** measuring 18' 1" x 7' 7" (5.51m x 2.31m) with up and over door, power, lighting. There is a side garden with timber constructed planter. Gated access leads to the rear garden which is pleasantly arranged with an extensive terrace, gravelled beds, shaped lawn, gravel chipped seating area, outside lighting and tap. There is an additional side storage area and the garden is enclosed by a combination of low brick walling and panel fencing offering a reasonable degree of privacy.

**Buyers Information**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

**Tenure**

Freehold

Council Tax Band - D

