



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

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- Semi Detached Home
- Kitchen/Breakfast Room
- Separate Reception Areas
- Off Road Parking
- Close Proximity To Town Centre And Train Station

- Three/Four Bedrooms
- Utility Room And Cloakroom
- Wrap Around Ground Floor Extension
- Walking Distance Of Riverside Walks And Park



**UPVC Double Glazed Door To**

**Entrance Hall**

Two double glazed windows to front aspect, tiled flooring and laminate flooring, stairs to first floor, under stairs storage cupboard.

**Living/Dining/Family Area**

34' 9" x 14' 4" maximum (10.59m x 4.37m)

A double aspect room with double glazed window to front and double glazed doors to rear garden, three radiators, coving to ceiling, feature fireplace with timber surround and inset coal effect gas fire, serving hatch to kitchen.

**Kitchen/Breakfast Room**

21' 7" x 7' 5" (6.58m x 2.26m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiling, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher and fridge freezer, space for range style cooker with cooker hood over, coving to ceiling, radiator, tiled flooring.

**Inner Hall**

Tiled flooring.

**Cloakroom**

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

**Playroom/Bedroom 4**

Double glazed window to front aspect, coving to ceiling, recessed down lighters, radiator, laminate flooring, large walk in storage cupboard housing central heating boiler.

**Utility Room**

8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window and door to rear aspect, fitted in a range of cupboards, space and plumbing for washing machine, tiled flooring, radiator, coving to ceiling.

**First Floor Landing**

Double glazed window to side aspect, coving to ceiling.

**Bedroom 1**

15' 5" maximum x 10' 0" (4.70m x 3.05m)

Walk in double glazed bay window to front aspect, coving to ceiling, radiator.

**Bedroom 2**

10' 6" x 10' 0" (3.20m x 3.05m)

Double glazed window to rear aspect, radiator, coving to ceiling.

**Bedroom 3**

11' 7" x 8' 0" (3.53m x 2.44m)

Double glazed window to front aspect, radiator coving to ceiling, wardrobe.

**Family Bathroom**

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with power shower over, complementing tiling, radiator, airing cupboard, tiled flooring, access to loft space.

**Outside**

To the front of the property the gravel driveway provides off road parking for a number of vehicles with outside lighting. Side gated access leads to the rear garden which is laid to lawn with garden shed, paved patio seating area, decked seating area with gazebo over, low maintenance beds, outside tap and lighting. The rear garden is enclosed by panel fencing.

**Tenure**

Freehold

Council tax Band - C

