

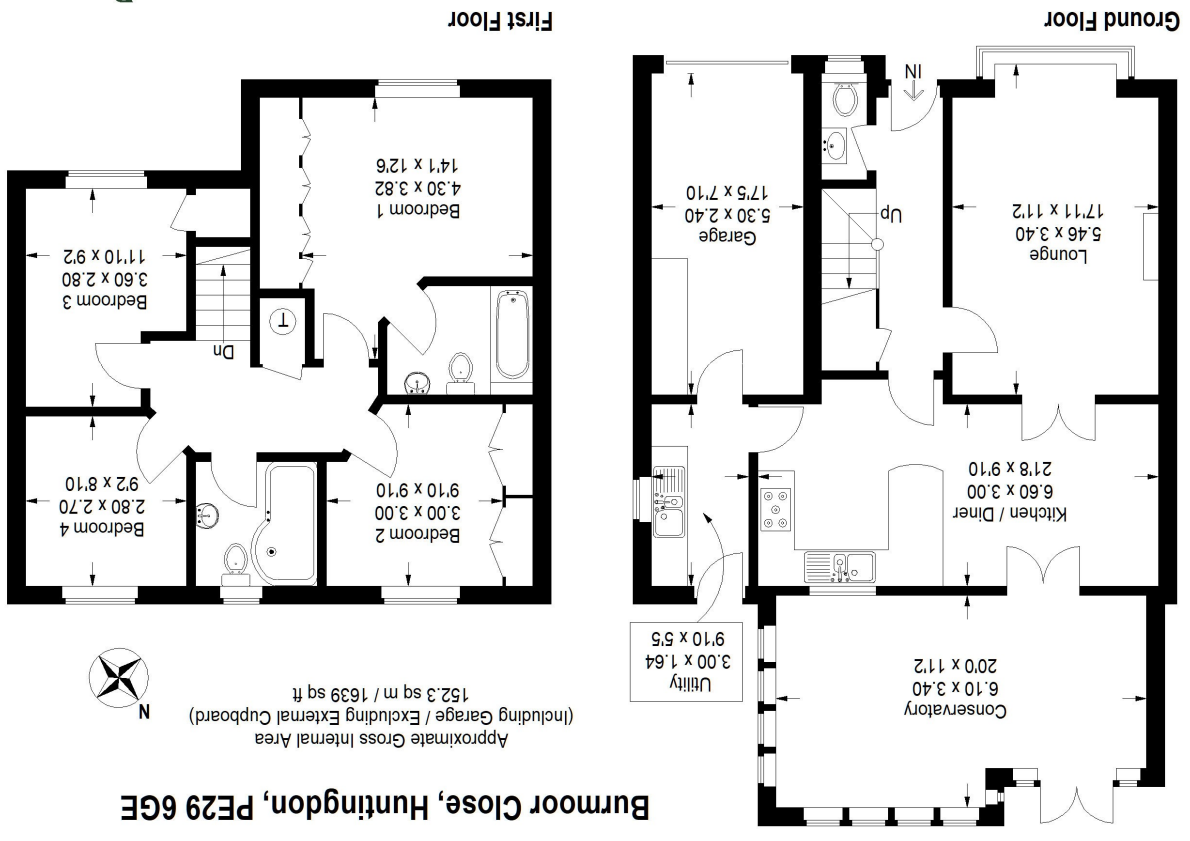
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in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

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

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099



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. (ID 895944)



- A Much Improved And Extended Detached Family Home
- 18' All Seasons Conservatory
- Re-Fitted Open Plan Kitchen/Living Space
- Mature And Private Gardens
- Generous Four Bedroom Accommodation
- Re-Fitted Sanitary Ware Throughout
- Garaging And Two Car Drive Way
- Pleasant Cul De Sac Location



UPVC Double Glazed Front Door To

Reception Hall

Stairs to first floor with under stairs storage cupboard, radiator with decorative cover, Karndean flooring.

Cloakroom

Re-fitted in a two piece contemporary white suite comprising low level wall mounted WC with concealed cistern, wash hand basin, extensive Travertine tiling with natural stone contour border tiling, recessed lighting, UPVC window to front aspect, ceramic tiled flooring.

Sitting Room

18' 4" x 11' 2" (5.59m x 3.40m)
UPVC bay window to front aspect, TV point, telephone point, central marble effect gas fire, coving to ceiling, Karndean flooring.

Kitchen/Breakfast Room

21' 8" x 11' 2" (6.60m x 3.40m)
A light, open plan space incorporating dining room, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and coloured glass splashbacks, central peninsular two stool breakfast bar, double panel radiator, drawer units, plumbing for automatic dishwasher, microwave shelf, pan drawers, UPVC window to garden aspect, space for cooking range (included at the asking price) with suspended stainless steel extractor fitted above, pendant lighting, under unit lighting, inner access to

Utility Room

9' 7" x 5' 5" (2.92m x 1.65m)
Fitted in a range of base and wall mounted units with work surfaces and tiling, wall mounted gas fired central heating boiler approximately two years old serving hot water system and radiators, UPVC door to garden aspect, single drainer one and a half bowl sink unit with mixer tap, appliance spaces, Karndean flooring, internal door to

Conservatory

19' 8" x 11' 6" (5.99m x 3.51m)
Of brick based UPVC double glazed construction with mono pitch double poly carbonate roofing, French doors access garden terrace to the rear, Karndean flooring.

Garage

17' 1" x 7' 10" (5.21m x 2.39m)
Up and over door, power and lighting, range of kitchen units.

First Floor Landing

Access to insulated loft space, airing cupboard housing hot water cylinder and shelving, inner door to

Principal Bedroom

14' 1" x 12' 6" (4.29m x 3.81m)
Extensive wardrobe range, radiator, UPVC window to front aspect, Karndean flooring, inner access to

En Suite Bathroom

7' 10" x 5' 11" (2.39m x 1.80m)
Re-fitted in a three piece suite comprising low level WC, panel bath with independent shower unit fitted over, pedestal wash hand basin, heated towel rail, UPVC window to front aspect, Karndean flooring.

Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m)
UPVC window to front aspect, wardrobe range with hanging and shelving, coving to ceiling, Karndean flooring.

Bedroom 3

11' 10" x 9' 0" (3.61m x 2.74m)
UPVC window to rear aspect, radiator, coving to ceiling, Karndean flooring.

Bedroom 4

8' 10" x 8' 10" (2.69m x 2.69m)
UPVC window to rear aspect, radiator, Karndean flooring.

Family Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)
Re-fitted in a three piece suite comprising low level WC, circular surface mounted sink unit with mixer tap, panel bath with folding shower screen and independent shower unit fitted over, UPVC window to garden aspect, Karndean flooring.

Outside

The front garden is hard landscaped giving provision for several vehicles accessing the **Garage** as described and enclosed by brick walling to the side with gated access to the rear. The rear garden is private and mature with outside tap and lighting, paved terrace measuring approximately 14m x 10m, enclosed by a combination of panel fencing and offers a degree of privacy

Tenure

Freehold
Council Tax Band - E

