



Huntingdon	60 High Street	Tel : 01480 414800
St Neots	32 Market Square	Tel : 01480 406400
Kimbolton	24 High Street	Tel : 01480 860400
Mayfair Office	Cashel House	Tel : 0870 1127099
	15 Thayer St, London	

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





- Extended Family Home
- En Suite To Principal Bedroom
- Two Further Reception Rooms
- 140' Garden And Outbuilding

- Four Bedrooms
- Impressive 23' Kitchen/Living Space
- Ample Parking Provision
- Popular Village Location

**Composite Panel Door To**

**Entrance Hall**

Contemporary ceramic floor tiling, stairs to first floor, recessed lighting.

**Kitchen/Breakfast/Family Room**

23' 8" x 12' 11" minimum (7.21m x 3.94m)

A light ,triple aspect open plan space with UPVC bay window to front, side and rear aspects, French doors accessing garden terrace, inset circular sink unit with mixer tap, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, glass fronted display cabinets, drawer units and pan drawers, appliance spaces, double panel radiator, space for cooking range with mirrored back plate, recessed lighting, larder unit, ceramic tiled flooring.

**Living Room**

22' 7" x 13' 6" (6.88m x 4.11m) plus bay

A light, double aspect room with UPVC bay window to front aspect and French doors to garden terrace, laminate flooring, TV point, telephone point, understairs storage cupboard, central feature fireplace with natural stone surround and slate hearth, additional fireplace recess with timber bressumer.

**Study/Bedroom 5**

10' 5" x 6' 4" (3.17m x 1.93m)

Access to loft space, laminate flooring, single panel radiator, UPVC window to garden terrace, part vaulted ceiling line.

**Utility Room**

6' 5" x 4' 1" (1.96m x 1.24m)

Stable door to garden terrace, laminate flooring, appliance spaces, work surfaces, wall mounted cabinets, inner door to

**Cloakroom**

5' 10" x 2' 11" (1.78m x 0.89m)

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, cabinet storage, double panel radiator, UPVC window to garden aspect, laminate floor covering.

**First Floor Landing**

Re-carpeted and re-decorated leading to

**Principal Bedroom**

13' 1" x 9' 10" (3.99m x 3.00m)

UPVC window to rear aspect, double panel radiator, inner door to

**En Suite Shower Room**

7' 10" x 2' 10" (2.39m x 0.86m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, contemporary tiling, double panel radiator, ceramic tiled flooring, walk-in shower enclosure with independent shower unit fitted over, recessed lighting, extractor.

**Bedroom 2**

15' 1" x 9' 3" (4.60m x 2.82m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving.

**Bedroom 3**

12' 2" x 9' 5" (3.71m x 2.87m)

UPVC window to rear aspect, wardrobe range with hanging and storage, double panel radiator.

**Bedroom 4**

12' 10" x 9' 7" (3.91m x 2.92m)

UPVC window to front aspect, double panel radiator.

**Family Bathroom**

8' 6" x 7' 7" (2.59m x 2.31m)

Fitted in a four piece range of white sanitary ware comprising low level WC, surface mounted circular sink unit with mono bloc mixer tap and cabinet storage, UPVC window to garden aspect, screened oversized shower enclosure with independent shower unit fitted over, panel bath with mixer tap, ceramic tiled flooring ,chrome heated towel rail.

**Outside**

The frontage is laid to gravel with parking provision for a number of vehicles with a stocked planter and gated access extending to the rear. The rear garden measures approximately 140' (43m) in length and is pleasantly arranged with an extensive paved terrace with steps leading down to an established lawn, a stocked selection of ornamentals and exotics, a timber log store, an established Bamboo bed and a selection of mature trees. The garden is enclosed by a combination of panel fencing offering a good degree of privacy. There is a timber shed and a **Garage/Barn Workshop** measuring approximately 18' 1" x 10' 6" (5.51m x 3.20m), outside lighting and tap

**Agents Note**

Planning permission for a single new build dwelling has been granted adjacent to the property.  
Full details available on request.

**Tenure**

Freehold

Council Tax Band - C

