



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

Huntingdon	St Neots	Kimbolton
60 High Street	32 Market Square	24 High Street
St. Neots	Kimbolton	Kimbolton
Huntingdon	St. Neots	Kimbolton
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400

Mayfair Office
Cashel House
15 Thayer St, London
Tel : 0870 112 7099



- Exceptional Detached Family Home
- Four Generous Sized Bedrooms
- Double Garage And Drive Way
- Walking Distance To Schools, Town Centre And Railway Station
- Offered With No Forward Chain

- Vastly Improved And Updated
- Open Plan Kitchen/Dining Room
- Situated On A Corner Plot
- Extremely Sought After Location



Entrance Door With Glazed Insert To

Entrance Hall

Stairs to first floor, double doors to **Dining Area**, Karndean flooring with under floor heating.

Cloakroom

Double glazed window to front aspect, re-fitted in a stylish two piece suite comprising low level WC, wash hand basin, radiator, Karndean flooring, fuse box and master switch.

Living Room

19' 0" x 11' 2" (5.79m x 3.40m)

A double aspect room with two double glazed windows to front aspect and double glazed sliding patio doors to rear garden, Karndean flooring with under floor heating, wood burning stove with granite hearth.



Kitchen/Dining Room

18' 8" x 11' 2" (5.69m x 3.40m)

A double aspect room with two double glazed windows to front aspect and double glazed window to rear garden, re-fitted in a range of base, drawer and wall mounted units with complementing work surfaces, breakfast bar, complementing tiling, one and a half bowl single drainer sink unit with mixer tap, space for fridge freezer, integrated dishwasher, integrated electric dual cook oven and induction hob with cooker hood over, Karndean flooring with under floor heating.



First Floor Landing

Double glazed window to front aspect, access to loft space, Karndean flooring.

Utility Room

UPVC double glazed door to rear aspect, space and plumbing for washing machine, wall mounted central heating boiler, Karndean flooring with under floor heating.

Principal Bedroom

11' 10" x 10' 6" (3.61m x 3.20m)

Two double glazed windows to rear aspect, radiator, Karndean flooring.



En Suite Shower Room

Double glazed window to rear aspect, re-fitted in a stylish three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, heated towel rail, recessed downlighters, Karndean flooring.

Bedroom 2

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

Double glazed window to rear aspect, radiator, Karndean flooring.

Bedroom 3

11' 6" x 7' 3" (3.51m x 2.21m)

Double glazed window to front aspect, radiator, Karndean flooring.

Bedroom 4

9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed window to front aspect, wardrobe, Karndean flooring, radiator.

Family Bathroom

Double glazed window to rear aspect, re-fitted in a stylish three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, heated towel rail, recessed downlighters, Karndean flooring.

Outside

The front garden is landscaped with stone beds, hedging and courtesy lighting. The double width driveway provides off road parking for two vehicles leading to the **Double Garage** with electric remote controlled up and over doors, eaves storage space, power, lighting and personal door to rear garden. The rear garden is a generous size and is laid to lawn with composite deck, outside tap and lighting, storage shed, green house (available by separate negotiation) garden water butt system (available by separate negotiation), a variety of shrubs, remote controlled sun awning and enclosed by panel fencing.

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.

Agents Notes

To aid with running costs and efficiency the vendors have made the below improvements.

1. Low temperature underfloor heating
2. Dual zone heating
3. Insulated loft

Tenure

Freehold

Council Tax Band - E

