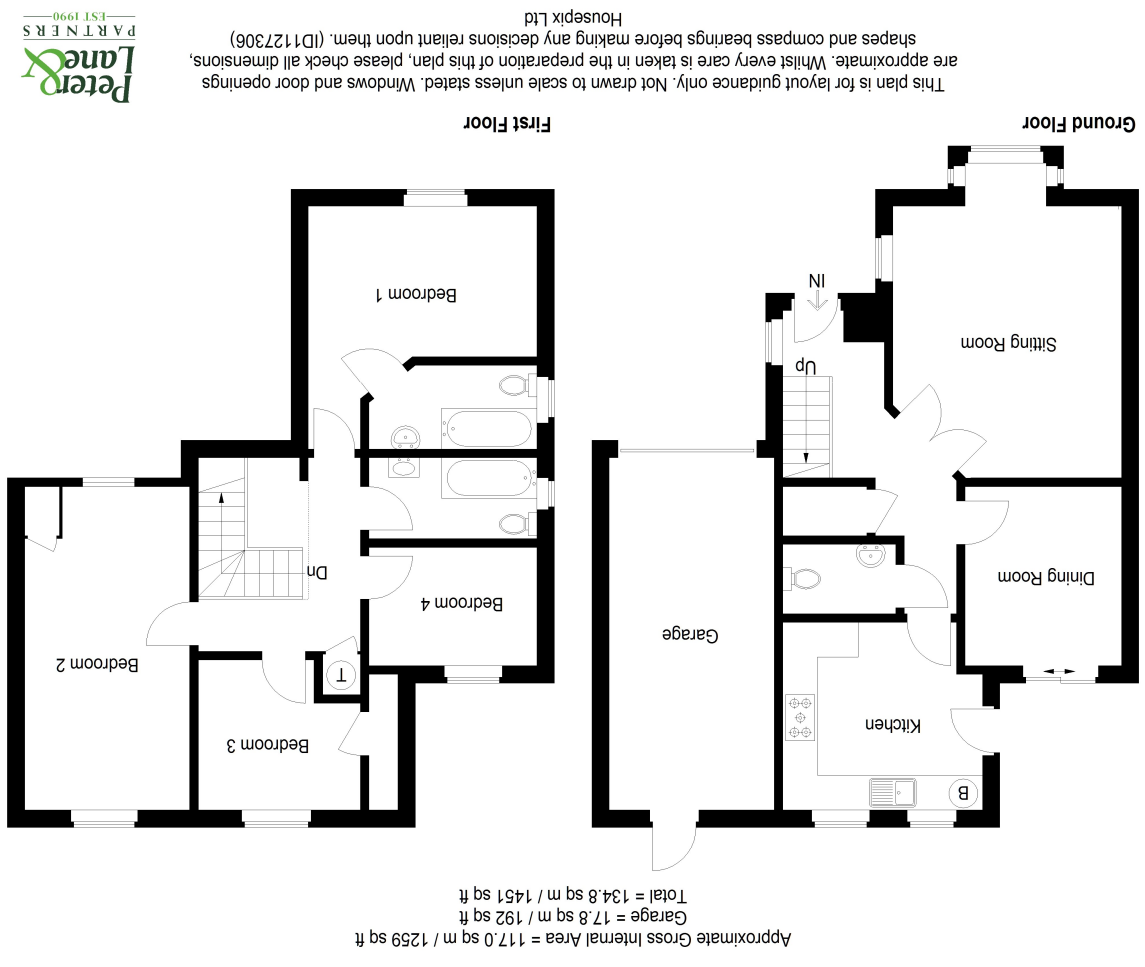
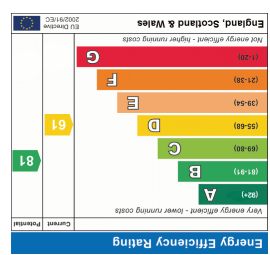


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Huntingdon St Neots 01480 414800  
 Huntingdon St Neots 01480 414800  
 Huntingdon St Neots 01480 414800  
 Huntingdon St Neots 01480 414800  
 Mayfair Office Kimbolton 01480 860400  
 Mayfair Office Kimbolton 01480 860400  
 Cashel House 15 Thayer St, London 0870 1127099

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





- Countryside Homes Built Family Home
- Two Reception Rooms
- Desirable Birds Estate Location
- No Forward chain

- Four Bedrooms With En Suite To Principal Bedroom
- Garaging And Mature Gardens
- Brand new boiler fitted



**Stained Glass Composite Door To**

**Entrance Hall**

Dado rail, coats hanging area, stairs to first floor, UPVC window to front aspect, single panel radiator, understairs storage cupboard, internal double doors to

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mono bloc mixer tap and tiling, single panel radiator, extractor, vinyl floor covering.



**Sitting Room**

18' 0" x 12' 10" (5.49m x 3.91m)

UPVC bay window to front aspect, double panel radiator, single panel radiator, TV point, telephone point, central fireplace with moulded timber surround, tiled hearth and inset Living Flame coal effect gas fire, UPVC window to front aspect.

**Dining Room**

10' 6" x 8' 10" (3.20m x 2.69m)

Sliding double glazed patio doors to rear aspect, single panel radiator, coving to ceiling.



**Kitchen**

11' 3" x 10' 8" (3.43m x 3.25m)

A double aspect room with UPVC door and window to rear aspect, appliance spaces, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, glass fronted display cabinets, wall mounted gas fired central heating boiler serving hot water system and radiators, double panel radiator, drawer units, vinyl flooring.

**First Floor Galleried Landing**

Recessed lighting, access to loft space, dado rail, single panel radiator, airing cupboard housing hot water cylinder, shelving and hanging space.



**Bedroom 1**

14' 0" x 12' 10" (4.27m x 3.91m)

UPVC window to front aspect, single panel radiator, inner access to

**En Suite Bathroom**

8' 5" x 5' 8" (2.57m x 1.73m)

UPVC window to side aspect, fitted in a three piece range of white sanitaryware comprising low level WC, panel bath with folding shower screen with independent shower unit fitted over and mixer tap, pedestal wash hand basin with mixer tap, extensive ceramic tiling, radiator, vinyl floor covering.

**Bedroom 2**

18' 6" x 9' 6" (5.64m x 2.90m)

A double aspect room with UPVC window to front aspect and Velux window to rear aspect, single panel radiator, wardrobe with hanging and storage.

**Bedroom 3**

10' 9" x 9' 6" (3.28m x 2.90m)

Velux window to garden aspect, single panel radiator, wardrobe with hanging and shelving.

**Bedroom 4**

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

UPVC window to garden aspect, single panel radiator.

**Family Bathroom**

8' 6" x 5' 3" (2.59m x 1.60m)

Fitted in a three piece suite comprising low level WC, panel bath, pedestal wash hand basin with mixer tap, extensive tiling, shaver point, UPVC window to side aspect, radiator.

**Outside**

There is a gravel driveway giving provision for two large vehicles accessing the integral **Single Garage** with electrically operated up and over door, power and lighting. The front gardens are lawned and enclosed by mature Laurel hedging. To the rear the gardens are pleasantly arranged with a circular paved seating area, established borders, a selection of ornamental trees and shrubs, outside tap and lighting with gated access extending to the front.

**Tenure**

Freehold

Council Tax Band - E

