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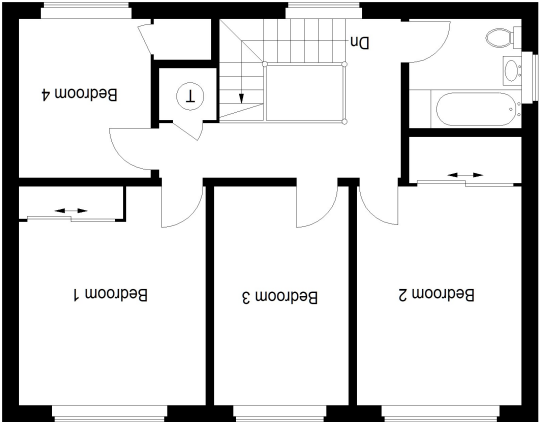
Huntingdon Office: 01480 414800
www.peterlane.co.uk Web office open all day every day

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. (ID1170138)

Housepix Ltd



First Floor



Ground Floor



Approximate Gross Internal Area
167.4 sq m / 1802 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 180.9 sq m / 1947 sq ft



- Link Detached Family Home
- Three Reception Rooms And Conservatory
- Ground Floor Shower Room And Cloakroom
- Off Road Parking And Garage
- Highly Regarded Village

- Four Double Bedrooms
- Kitchen And Utility Room
- Beautiful Established Gardens
- Cul De Sac Setting
- No Onward Chain

UPVC Double Glazed Door To

Reception Hall

14' 11" x 9' 4" (4.55m x 2.84m)

Double glazed window to front aspect, coving to ceiling, radiator, understairs storage cupboard, stairs to first floor.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, coving to ceiling.

Family Room/Bedroom 5

15' 8" x 7' 9" (4.78m x 2.36m)

A double aspect room with double glazed windows to front and rear aspects, coving to ceiling, three wall light points, radiator.

Shower Room

Double glazed window to side aspect, fitted in a two piece suite comprising wash hand basin, shower cubicle, complementing tiling, radiator, tiled flooring.

Sitting Room

17' 8" x 13' 4" (5.38m x 4.06m)

Double glazed window to rear aspect, coving to ceiling, radiator, central brick built fireplace with timber mantle, built in display shelving and tiled hearth with inset gas fire, sliding internal doors to

Dining Room

11' 3" x 10' 11" (3.43m x 3.33m)

Sliding double glazed patio doors to garden, radiator, coving to ceiling.

Conservatory

13' 11" x 8' 1" (4.24m x 2.46m)

Double glazed windows and UPVC door to garden, ceiling fan, wall mounted convactor heater, tiled flooring.

Kitchen

12' 11" x 11' 3" (3.94m x 3.43m)

Double glazed window to front aspect, coving to ceiling, recessed downlighters, fitted in a range of base and wall mounted units with drawer units and complementing work surfaces and tiling, under unit lighting, one and a half bowl single drainer sink unit with mixer tap, electric hob with cooker hood over, electric oven and grill, fitted fridge, tiled flooring, UPVC double glazed door to

Utility Room

13' 11" x 5' 7" (4.24m x 1.70m)

Double glazed window to side aspect, UPVC double glazed doors to front and rear aspects, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, stainless steel single drainer sink unit, base cupboard, drawer units, wall mounted central heating boiler serving hot water system and radiators, complementing tiling, tiled flooring.

First Floor Landing

Double glazed window to front aspect, coving to ceiling, access to loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed window to rear aspect, coving to ceiling, built in wardrobe, radiator.

Bedroom 2

13' 11" x 9' 9" (4.24m x 2.97m)

Double glazed window to rear aspect, coving to ceiling, double built in wardrobe, radiator.

Bedroom 3

11' 0" x 8' 2" (3.35m x 2.49m)

Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom 4

9' 4" x 7' 9" (2.84m x 2.36m)

Double glazed window to front aspect, built in wardrobe, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer shower over, complementing tiling, coving to ceiling, chrome heated towel rail, tiled flooring.

Outside

The block paved driveway provides off road parking for a number of vehicles leading to the **Single Garage** with up and over door, outside courtesy light with the front garden being laid to lawn with mature planting and side gated access leading to the rear garden which has a patio seating area, laid to lawn, mature beds and planting, garden pond, outside lighting and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - E

