



Pipers Lane, Godmanchester PE29 2JN

Guide Price £275,000

- Delightful character cottage
- Two double bedrooms
- Refitted Kitchen/dining room
- Central Godmanchester location
- Short walk to Chinese bridge and Riverside walks
- Landscaped gardens
- On street parking close-by
- Conservation area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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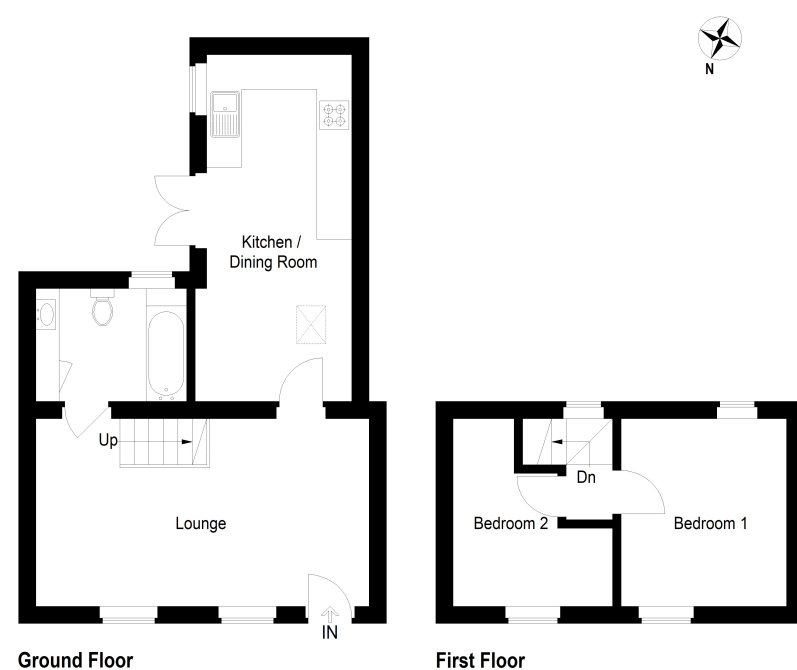
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Ground Floor

First Floor

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. (ID1120970)
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UPVC Part Glazed Front Door To

Sitting Room

19' 3" x 11' 7" (5.87m x 3.53m)

Two UPVC windows to front aspect, two double panel radiators, TV point, telephone point, wall light points, stairs to first floor.

Family Bathroom

8' 6" x 6' 3" (2.59m x 1.91m)

UPVC window to rear aspect, re-fitted in a three piece white suite comprising surface mounted vanity wash hand basin with mixer tap, larder unit, base mounted cabinet storage, panel bath with folding shower screen and independent shower unit fitted over, extensive tiling, ceramic tiled flooring.

Kitchen/Dining Room

19' 6" x 8' 5" (5.94m x 2.57m)

UPVC French doors to garden terrace and UPVC window to rear, recessed lighting, double panel radiator, skylight window, fitted in a range of Shaker style cream base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, integral electric oven and AEG induction hob with suspended stainless steel extractor fitted above, single drainer stainless steel sink unit with mixer tap, appliance spaces, space for fridge freezer, ceramic tiled flooring.

First Floor Landing

UPVC window to rear aspect, inner door to

Bedroom 1

10' 10" x 9' 7" (3.30m x 2.92m)

A light double aspect room with UPVC windows to front and rear aspects, double panel radiator.

Bedroom 2

10' 9" x 9' 2" (3.28m x 2.79m)

UPVC window to front aspect, double panel radiator.

Outside

The rear garden is beautifully arranged and landscaped planned with low maintenance in mind, extensive areas of paving, outside tap and lighting, gated access to the side, an area of Astro and the garden is enclosed by a combination of brick walling and panel fencing offering a good degree of privacy. There is a useful brick built barn measuring 9' 5" x 4' 8" (2.87m x 1.42m) with lighting and space for tumble dryer.

Tenure

Freehold

Council Tax Band - B