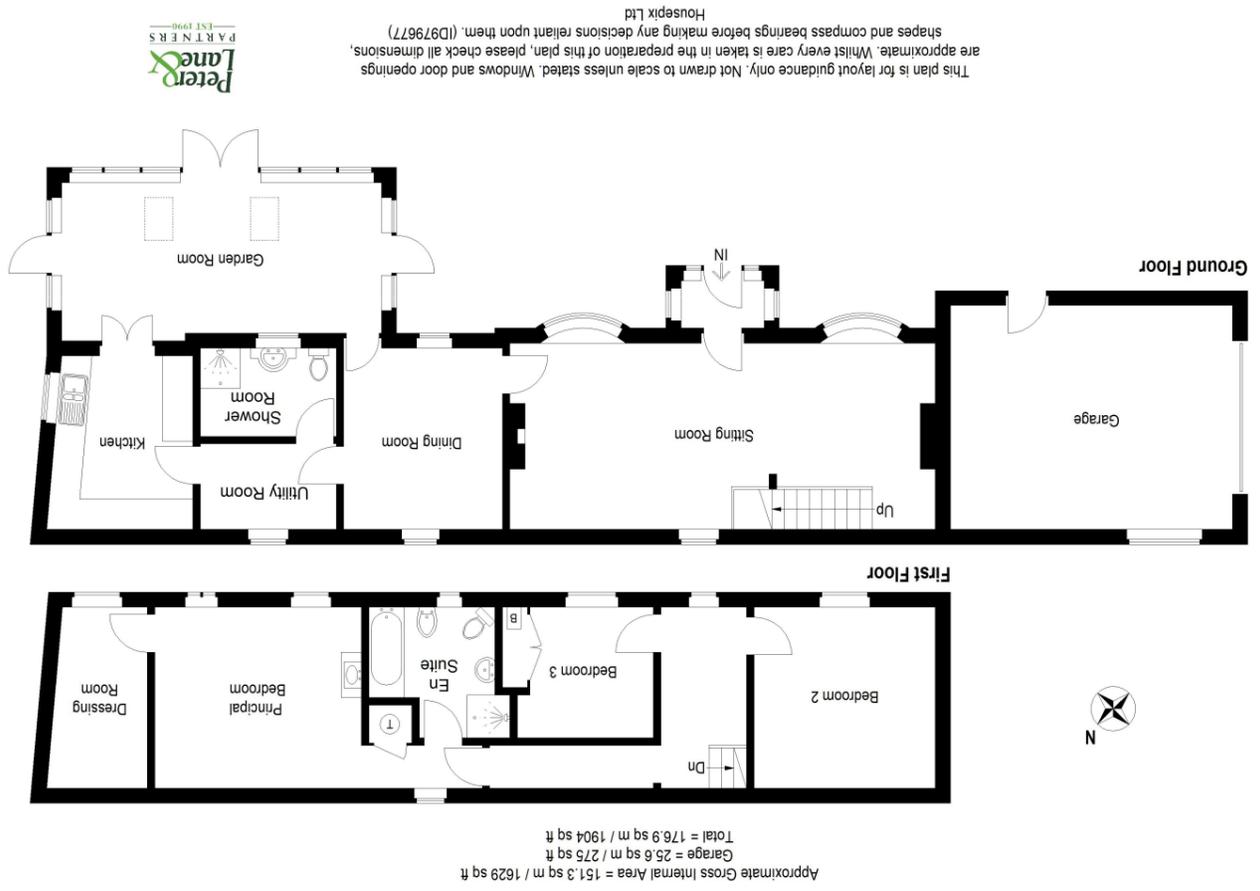


Huntingdon branch: 01480 414800
 www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Kimbolton
60 High Street	32 Market Square	24 High Street
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



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. (ID979677)



- Stunning Individual Home
- En Suite And Dressing Room To Principal Bedroom
- Extended Character Accommodation
- Beautiful Mature And Private Gardens
- No Forward Chain
- Three Bedrooms
- Three Generous Reception Rooms
- Substantial Garage
- Timber Cabin For Home Office Use



Glazed Panel Door To

Entrance Porch

Quarry tiled flooring, glazed internal door to

Sitting Room

27' 7" x 13' 1" (8.41m x 3.99m)

A double aspect room with UPVC bay windows to front aspect and UPVC window to rear, stairs to first floor with under stairs recess, log burner, coving to ceiling, four radiators, TV point, telephone point, wall light points, inner access to

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m)

A double aspect room with UPVC windows to front and rear and door to **Garden Room**, double panel radiator and single panel radiator, coving to ceiling.

Inner Hall

Vinyl flooring, accessing

Shower Room

15' 1" x 7' 7" (4.60m x 2.31m)

Re-fitted with a three piece white suite comprising low level WC, oversized vanity wash hand basin with cabinet storage and drawer units with mono bloc mixer tap, heated towel rail, full ceramic tiling, screened shower enclosure with independent shower unit fitted over, shaver light point, extractor, internal UPVC window to **Garden Room**, electric wall heater, vinyl flooring.

Utility Room

8' 10" x 5' 7" (2.69m x 1.70m)

UPVC window to rear aspect, cupboard recess, vinyl flooring.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m)

Fitted in a range of Oak effect Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer one and a half bowl ceramic sink unit with mixer tap, appliance spaces, breakfast bar, electric and gas cooker points with bridging unit and extractor fitted above, drawer units, skirting level convector heater, shelved larder, access to ceiling storage space, UPVC window to garden aspect, UPVC double glazed doors accessing

Garden Room

21' 8" x 9' 10" (6.60m x 3.00m)

Of brick based double glazed construction part vaulted roof line with twin Velux windows to garden aspect, French doors accessing garden terrace to the rear, two UPVC doors to side, plumbing for washing machine, space for tumble dryer, composite flooring, recessed lighting.

First Floor Galleried Landing

11' 10" x 5' 7" (3.61m x 1.70m)

Access to insulated loft space, UPVC window to front aspect, coving to ceiling.

Secondary Landing

Window to rear aspect and accessing

Principal Bedroom

13' 5" x 11' 6" (4.09m x 3.51m)

Two UPVC windows to front aspect, double panel radiator, vanity unit, airing cupboard housing hot water cylinder and shelving, inner door to

En Suite Bathroom

8' 2" x 8' 2" (2.49m x 2.49m)

Fitted in a five piece suite comprising low level WC, bidet, panel bath, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, shaver point, extractor, UPVC window to front aspect, vinyl floor covering.

Dressing Room

11' 6" x 6' 7" (3.51m x 2.01m)

Access to insulated loft space, UPVC window to front aspect, radiator, wall light points, built in wardrobes and dressing table.

Bedroom 2

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

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

Bedroom 3

8' 6" x 7' 10" (2.59m x 2.39m)

UPVC window to front aspect, double panel radiator, cupboard housing central heating boiler.

Outside Front

To the front is an extensive brick paviour driveway giving provision for several vehicles accessing the **Substantial Garage** measuring 14' 9" x 13' 5" (4.50m x 4.09m) with ladder to eaves storage space, single up and over door, power, lighting and private door to the side. Gated access with original brick arch accesses the gardens which extend to a fifth of an acre (stms) beautifully arranged and heavily stocked with a large variety of ornamental shrubs, trees, rose beds and flowering borders.

Outside Rear

There is an extensive paved terrace, a large area of lawn with a central seating area, a selection of established fruit trees and beautiful flower arrangements. The gardens are heavily screened and offer a good degree of privacy. There is a gated path to the rear of the property, timber shed, greenhouse, additional shed and a **Solid Timber Cabin** with power and lighting offering an ideal working from home space. Outside tap and lighting, the garden is enclosed by a combination of panel fencing and mature screening.

Tenure

Freehold

Council Tax Band - D

