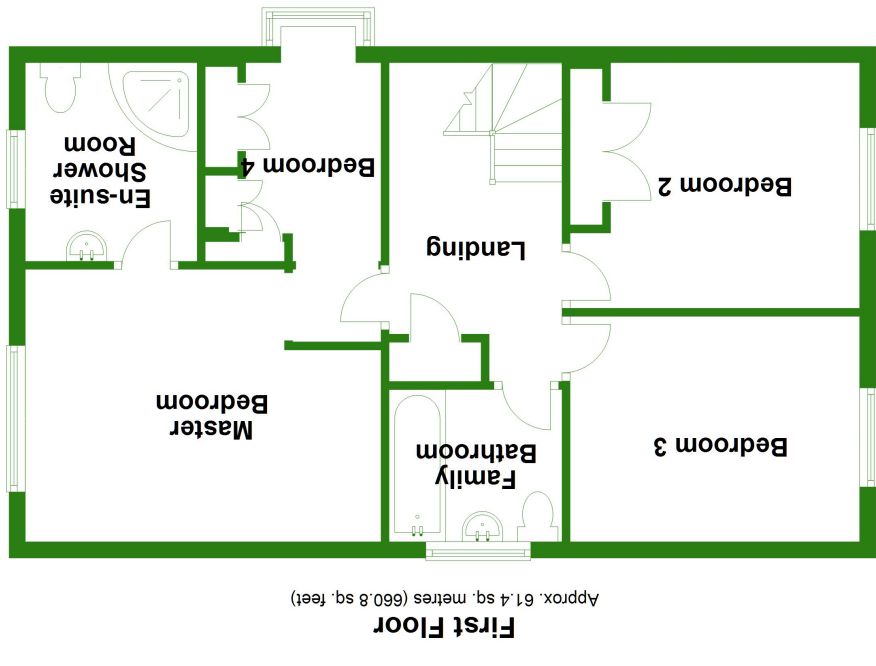
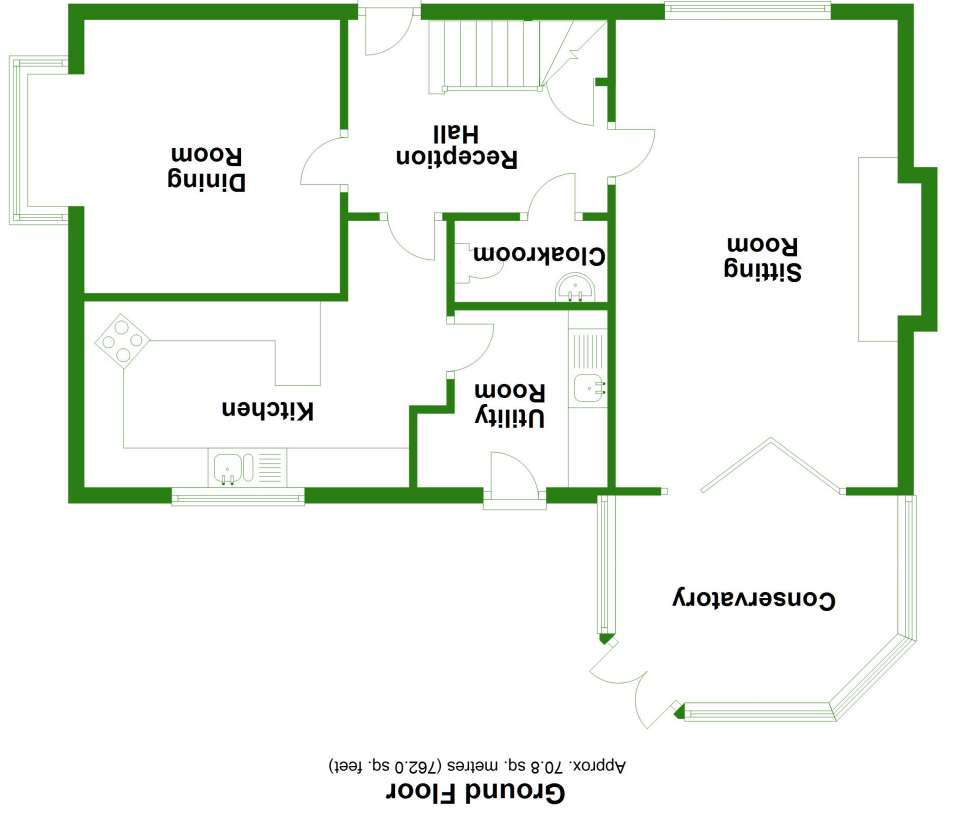


1 The Acre, Alconbury  
Total area: approx. 132.2 sq. metres (1422.9 sq. feet)



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

|                                                               |                                                              |                                                                        |
|---------------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------------------|
| Huntingdon<br>60 High Street<br>St Neots<br>Tel: 01480 414800 | Kimbolton<br>24 High Street<br>St Neots<br>Tel: 01480 406400 | Kimbolton<br>15 Thayer St, London<br>Cashel House<br>Tel: 0870 1127099 |
|---------------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------------------|





- Individual Detached Family Residence
- Three Reception Rooms
- Kitchen And Utility Room
- Double Garaging
- No forward chain and immediate vacant possession

- Three Bedroom with Dressing Room And En Suite To Master
- En Suite To Master Bedroom
- Enclosed Rear Garden
- Positioned Within A Picturesque Conservation Area



**Port Hole Panel Door To**

**Reception Hall**

9' 10" x 9' 2" (3.00m x 2.79m)

Stairs to first floor, under stairs storage cupboard, double panel radiator, coving to ceiling, glazed internal doors to **Sitting Room**.

**Cloakroom**

5' 7" x 4' 3" (1.70m x 1.30m)

Re-fitted in a two piece contemporary white suite comprising low level WQC, wall mounted wash hand basin with tiling and mixer tap, heated towel rail, extractor, ceramic tiled flooring.

**Sitting Room**

20' 0" x 11' 10" (6.10m x 3.61m)

A double aspect room with double glazed window to front aspect and internal bi-fold doors accessing **Garden Room** to the rear, central brick work chimney feature with inset wood burner, two double panel radiators, TV point, telephone point, coving to ceiling.

**Garden Room**

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

Of brick based UPVC double glazed construction with French doors to garden at the rear, double poly carbonate roofing, independent electric heater, ceramic tiled flooring with under floor heating.

**Dining Room**

12' 2" x 10' 6" (3.71m x 3.20m)

UPVC bay window to side aspect, double panel radiator, coving to ceiling.

**Kitchen**

13' 5" x 10' 10" (4.09m x 3.30m)

Re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, drawer units, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, integral Neff electric oven and microwave shelf, integral Neff gas hob with bridging unit and extractor fitted above, display shelving, coving to ceiling, Karndean floor covering.

**Utility Room**

6' 11" x 5' 7" (2.11m x 1.70m)

UPVC stable door to garden aspect at the rear, single drainer sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, further appliance spaces, recessed lighting, shelved display recess, Karndean flooring.

**First Floor Landing**

UPVC window to front aspect, access to insulated loft space with lighting, airing cupboard housing hot water cylinder and shelving.

**Master Bedroom**

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

Single panel radiator, UPVC window to side aspect, a selection of bespoke furniture incorporating bridging units, bedside units and tall boy.

**En Suite Shower Room**

6' 3" x 5' 3" (1.91m x 1.60m)

Re-fitted in a contemporary three piece suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, shaver point, over lit vanity mirror, extensive ceramic tiling, screened shower enclosure with independent shower unit fitted over, heated towel rail, recessed lighting, vinyl floor covering.

**Dressing Room**

9' 10" x 5' 3" (3.00m x 1.60m)

Formerly Bedroom 4. Extensive wardrobe range with hanging and shelving, single panel radiator, UPVC window to front aspect, telephone point.

**Bedroom 2**

11' 10" x 10' 2" (3.61m x 3.10m)

UPVC window to side aspect enjoying views over the village green and bridge, double panel radiator.

**Bedroom 3**

11' 10" x 9' 2" (3.61m x 2.79m)

UPVC window to side aspect enjoying views over Alconbury green, single panel radiator, bespoke range of furniture incorporating dressing table, double wardrobe and fixed display shelving.

**Family Bathroom**

6' 11" x 6' 3" (2.11m x 1.91m)

Re-fitted in a three piece white suite comprising heated towel rail, low level WC with concealed cistern, vanity wash hand basin with mixer tap, panel bath with folding shower screen and independent shower unit fitted over, extensive ceramic tiling, recessed lighting, vinyl floor covering.

**Outside**

A neatly landscaped frontage with an extensive brick paviour drive way accessing the **Double Garage** with electrically operated up and over door and personal door to the rear garden. Gated access and brick walling extend to the front and the garden is laid to lawn with a slate bed and established shrubs enclosed by brick walling to the side with outside lighting. The rear garden is thoughtfully landscaped and private with an extensive paved terrace with heavily stocked flower and shrub borders, a selection of notable trees, there is a central area of lawn, further paved terrace and timber edged borders, outside tap and lighting with gated access to the front. The garden is walled and offers a good degree of privacy.

**Tenure**

Freehold  
Council Tax Band - E

