



School Lane, Conington CB23 4LP

£265,000

- Re-Furbishment Opportunity
- Stunning Field Views
- Planning Permission Granted For Extension
- Desirable Hamlet Location
- 15 Minutes To Cambridge
- No Forward Chain And Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		88
C (69-80)		
D (55-68)		
E (39-54)	52	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Glazed Panel Door To

Entrance Porch

Glazed side panel with internal door to

Entrance Hall

Stairs to first floor, coats hanging area, inner door to

Sitting Room

17' 1" x 13' 6" (5.21m x 4.11m)

Double glazed window to front aspect, independent electric heater, central fireplace with moulded timber surround, inset solid fuel fire and tiled hearth, TV point, telephone point, inner door to

Kitchen/Breakfast Room

12' 8" x 11' 0" (3.86m x 3.35m)

Double glazed window to rear aspect, fitted in a range of base mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, larder unit, vinyl flooring, glazed internal door to

Rear Entrance Hall

Glazed door to rear garden, storage/cloaks cupboard, walk in understairs storage cupboard measuring 5' 2" x 3' 3" (1.57m x 0.99m) with window to side aspect, storage and shelf space.

Shower/Wet Room

7' 9" x 5' 7" (2.36m x 1.70m)

Electric storage heater, floor draining independent shower unit, low level WC, pedestal wash hand basin with mono bloc mixer tap, full ceramic tiling, UPVC window to side aspect, non-slip vinyl flooring.

First Floor Landing

Economy 7 storage heater, double glazed window to side aspect, access to insulated loft space.

Bedroom 3

8' 9" x 7' 2" (2.67m x 2.18m)

Double glazed window to rear aspect.

Secondary Landing

14' 1" x 4' 3" (4.29m x 1.30m)

Some sub-division to create additional space, double glazed window to front aspect.

Bedroom 1

14' 1" x 9' 7" (4.29m x 2.92m)

Double glazed window to front aspect, radiator, shelved cupboard, concealed fireplace.

Cloakroom

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, electric wall heater, UPVC window to side, vinyl floor covering.

Bedroom 2

12' 5" x 9' 7" (3.78m x 2.92m)

Single panel radiator, double glazed window to rear aspect, Economy 7 storage heater, airing cupboard housing hot water cylinder and shelving.

Outside

The property stands in mature and private gardens with plenty of space to create off street parking to the front of the property. The gardens extend to the rear heavily stocked and currently unprepared with a gazebo, timber shed and greenhouse. The garden is enclosed by a combination of fencing and backs onto stunning open fields and pasture land to the rear. Planning permission has been granted for a ground floor single story extension.

Adjacent to the property outline planning permission has been granted for the construction of a four bed new build home.  
Planning reference 24/02831/out

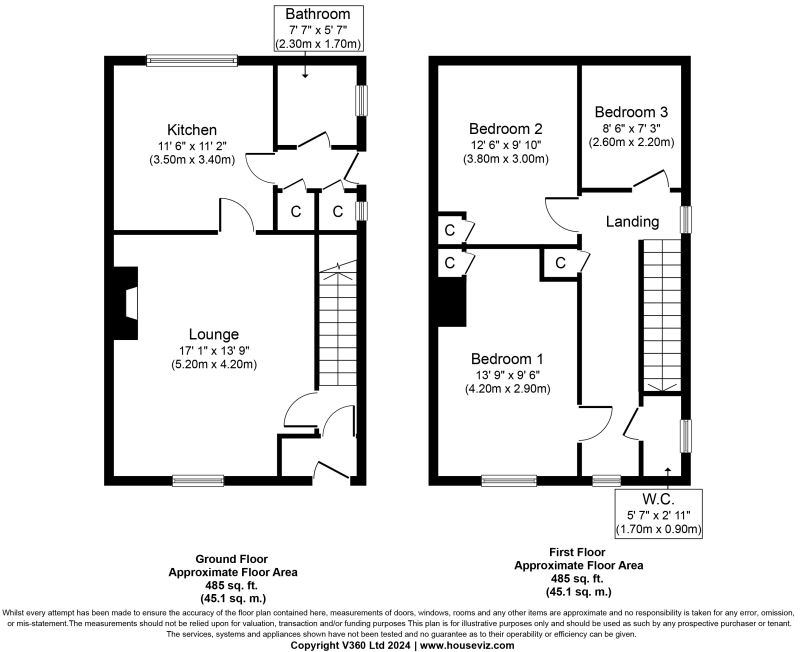
Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold.

Council Tax Band - C



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60 High Street  
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