

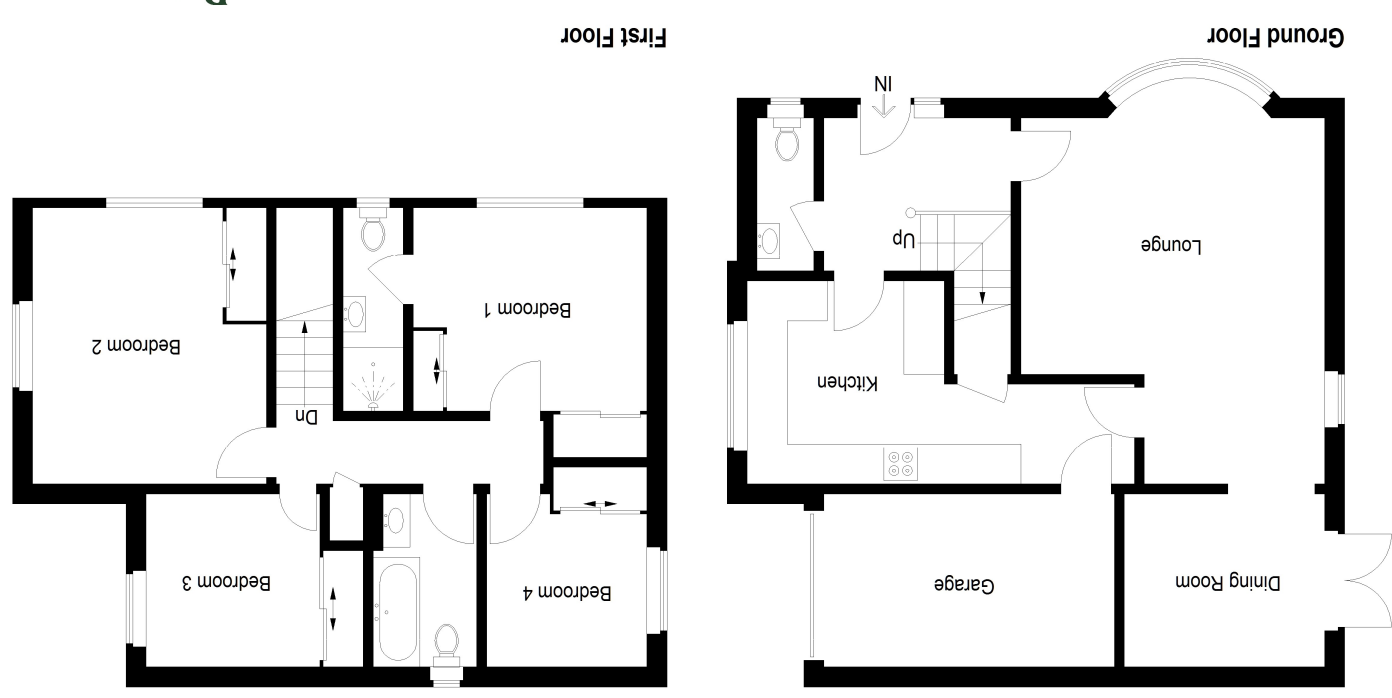
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1077880)
Housepix Ltd



Approximate Gross Internal Area (Including Garage) = 128.5 sq m / 1383 sq ft



- Beautifully Presented Family Home
- Re-Fitted Kitchen
- UPVC Double Glazing
- Walking Distance Of Railway Station
- Desirable Estate Location
- Four Bedrooms
- Re-Fitted Sanitaryware
- Landscaped Gardens
- Hinchingsbrooke School Catchment



Integral Storm Canopy Over
Composite glazed panel door to

Reception Hall
10' 0" x 8' 4" (3.05m x 2.54m)
UPVC window to front aspect, stairs to first floor with understairs storage and recess, coving to ceiling, radiator with decorative cover, composite flooring.

Cloakroom
Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap, tiling, arch display recess, UPVC window to front aspect, composite flooring.

Sitting Room
18' 6" x 15' 0" (5.64m x 4.57m)
A light double aspect room with UPVC bow window to front aspect with integrated blinds and UPVC window to side aspect, two double panel radiators with decorative covers, central feature natural stone fireplace with inset Living Flame coal effect gas fire, TV point, telephone point, coving to ceiling, composite flooring, inner access to

Dining Room
10' 3" x 8' 8" (3.12m x 2.64m)
French doors accessing garden terrace to the side, coving to ceiling, radiator with decorative cover, composite flooring.

Kitchen
19' 0" x 8' 2" (5.79m x 2.49m)
Incorporating **Utility Room**. Single panel radiator, understairs storage cupboard, re-fitted in a range of Shaker style base and wall mounted cabinets with complementing butchers block Oak work surfaces, one and a half bowl ceramic sink unit with mixer tap, glass fronted display cabinets, under unit lighting, recessed lighting, a range of larder units incorporating, fitted fridge freezer, integral double electric oven and ceramic induction hob with suspended stainless steel extractor unit fitted above, drawers and pan drawers, two stool peninsular breakfast bar, appliance spaces, integrated automatic dishwasher, UPVC window to side aspect, porcelain floor tiling.

First Floor Galleried Landing
Port hole picture window to front aspect, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1
12' 6" x 11' 6" (3.81m x 3.51m)
UPVC window to front aspect incorporating custom fitted blinds, double panel radiator, 'His' and 'Hers' double wardrobes with hanging and shelving, telephone point.

En Suite Shower Room
Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, single panel radiator, extractor, wall light point, UPVC window to front aspect.

Bedroom 2
12' 1" x 11' 2" (3.68m x 3.40m)
A light double aspect room with UPVC widows to front and side aspects with custom fitted blinds, double panel radiator, wardrobe range with hanging and shelving.

Bedroom 3
8' 8" x 8' 7" (2.64m x 2.62m)
UPVC window to side aspect, single panel radiator, double wardrobe with hanging and shelving.

Bedroom 4
8' 10" x 8' 4" (2.69m x 2.54m)
UPVC window to garden aspect, double wardrobe with hanging and shelving, single panel radiator.

Family Bathroom
8' 9" x 5' 7" (2.67m x 1.70m)
Re-fitted in a three piece contemporary white suite comprising low level WC, panel bath with folding shower screen and independent shower unit fitted above, display recesses, chrome heated towel rail, suspended oversized vanity wash hand basin with drawer unit and storage with mono bloc mixer tap, full ceramic tiling, recessed lighting, UPVC window to rear aspect, ceramic tiled flooring.

Outside
The property stands on a good sized well established corner plot. The front garden is primarily lawned with a selection of ornamental shrubs and Cherry trees, timber edged planters and enclosed by mature Laurel hedging to the front. Low brick walling divides a separate area of lawn with an outside tap and a driveway sufficient for three good sized vehicles accessing the **Integral Single Garage** measuring 17' 0" x 8' 8" (5.18m x 2.64m) with UPVC door to side aspect, retaining up and over door, painted walls and ceilings utilised as a Gym, wall mounted Worcester Bosch gas fired central heating boiler. The rear garden is beautifully arranged and landscaped measuring approximately 46' 0" x 40' 0" (14.02m x 12.19m) mostly walled with panel fencing, outside tap, lighting and power points with gated access to the front. There is an extensive paved terrace leading to a timber pergola and pleasant covered seating area, primarily lawned with heavily stocked selection of evergreen shrubs, trees, ornamental shrubs and specimen trees, there is a good sized **Summer House** and the garden offers a good degree of privacy.

Tenure
Freehold
Council Tax Band - E

