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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. (ID996948)



- Extended Detached Bungalow
- Versatile Three/Four Bedroom Accommodation
- Pleasant Front And Rear Gardens
- Open Field Views To Rear
- No Forward Chain And Vacant Possession
- All Seasons Conservatory
- Garage And Two Car Driveway
- Desirable Village Location



**Double Glazed Front Door With Side Panel To**

**Entrance Porch**

4' 11" x 2' 11" (1.50m x 0.89m)

Exposed internal brick work, parquet flooring (under carpeting), internal glazed panel door to

**Reception Hall**

28' 0" x 13' 1" (8.53m x 3.99m)

Two double panel radiators, coats hanging area, central heating thermostat, airing cupboard housing hot water cylinder, fixed display shelving, cupboard housing shelving and meters, double cloaks cupboard with hanging and shelving, additional storage cupboard (formerly boiler cupboard), access to insulated loft space, parquet flooring (under carpeting), coving to ceiling.

**Kitchen**

13' 9" x 10' 0" (4.19m x 3.05m)

UPVC window to front aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiled surrounds, single drainer one and a half bowl sink unit with mixer tap, drawer units, pan drawers, integral Siemens ceramic hob with bridging unit and extractor above, integral Bosch electric oven and microwave, space for American style fridge freezer, double panel radiator, recessed lighting, coving to ceiling, Karndean flooring, internal access to concealed gas fired central heating boiler (serviced in July 2023).

**Living Room**

21' 0" x 14' 1" (6.40m x 4.29m)

A light double aspect room with UPVC window to garden aspect and sliding double glazed patio doors to **Conservatory**, TV point, telephone point, central inset Living Flame coal effect gas fire (serviced July 2023), arch display recess, double panel radiator, coving to ceiling, recessed lighting, parquet flooring (under carpeting).

**Family Shower Room**

10' 8" x 6' 7" (3.25m x 2.01m)

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, walk in floor draining wet room shower with independent shower unit fitted over, double panel radiator, full ceramic tiling, contour border tiling, UPVC window to front aspect, recessed lighting, cornicing to ceiling, non-slip vinyl flooring.

**Bedroom 1**

12' 2" x 11' 10" (3.71m x 3.61m)

UPVC window to rear aspect, extensive wardrobe range with radiators hanging and shelving, the middle wardrobe also houses a fixed security lock safe, single panel radiator, UPVC window to garden aspect, coving to ceiling.

**Bedroom 2**

10' 10" x 9' 6" (3.30m x 2.90m)

UPVC window to front aspect, single panel radiator, coving to ceiling.

**Bedroom 3**

10' 6" x 6' 7" (3.20m x 2.01m)

UPVC window to front aspect, single panel radiator, coving to ceiling.

**Bedroom 4/Study**

15' 5" x 7' 2" (4.70m x 2.18m)

UPVC windows to two garden aspects, exposed internal brick work, wall light points, panel work, large walk in cupboard measuring 5' 10" x 3' 10" (1.78m x 1.17m), display shelving, hanging space, coving to ceiling, ceramic tiled flooring.

**Conservatory**

12' 2" x 7' 7" (3.71m x 2.31m)

Of UPVC double glazed construction, double poly carbonate roofing, internal panel work, dimmer switch, custom fitted blinds, French doors accessing garden terrace to the rear, laminate flooring.

**Outside Front**

There is an extensive lawned frontage stocked with a variety of ornamental shrubs, flower beds and established rose beds. The driveway gives provision for two vehicles accessing the **Single Garage** measuring 19' 4" x 8' 2" (5.89m x 2.49m) with single up and over door, power, lighting, UPVC private door to the rear, external power point and security lighting to the front.

**Outside Rear**

Gated access extends to the rear garden measuring approximately 62' 4" x 34' 5" (19.00m x 10.49m) and is primarily lawned with heavily stocked borders, ornamental shrubs and trees, there is a garden shed, areas of paving, an extensive paved terrace and outside lighting. The garden is enclosed by a combination of panel fencing and backs on to Houghton cricket pitch offering a good degree of privacy.

**Tenure**

Freehold

Council Tax Band - D

