

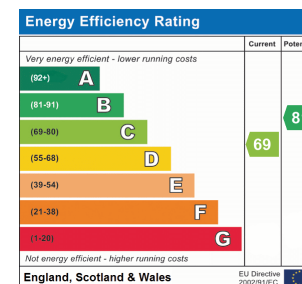


High Street, Alconbury Weston PE28 4JP

£295,000



- Beautiful Semi Detached Cottage
- Two Impressive Double Bedrooms
- Spacious Living/Dining Room
- First Floor Family Bathroom
- Lovely Gardens With A Degree Of Privacy
- Off Road Parking For Two Vehicles
- Picturesque Setting
- Excellent Transport Links



**Peter Lane**  
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—EST 1990—

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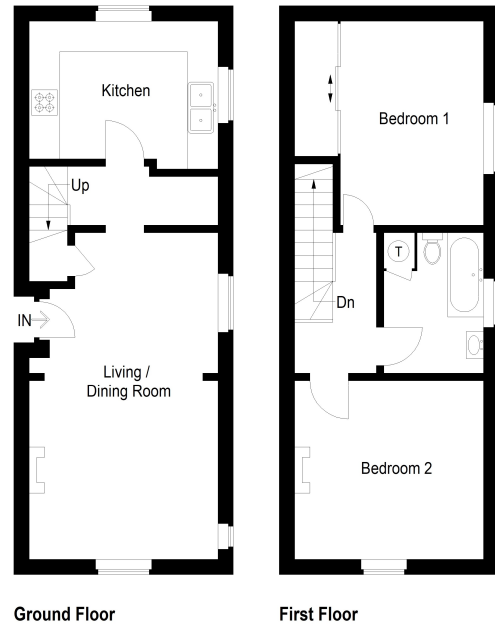
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1234496)  
Housepix Ltd

**Peter Lane & Partners**  
EST 1990



## Panel Door With Glazed Inserts To

### Entrance Hall

Stairs to first floor landing, laminate flooring.

### Living/Dining Room

21' 0" x 12' 2" (6.40m x 3.71m)

A double aspect room with double glazed windows to front and side aspects, contemporary style vertical radiator, recessed feature fireplace with surround, under stairs storage cupboard, laminate flooring.

### Kitchen

11' 10" x 9' 6" (3.61m x 2.90m)

A double aspect room with two double glazed windows, fitted in a range of base and wall mounted units with complementing work surfaces, Butler style sink unit with mixer tap, complementing tiling, integrated electric oven and electric hob with cooker hood over, spaces and plumbing for dishwasher and washing machine, cupboard housing gas central heating boiler.

### First Floor Landing

Access to

### Bedroom 1

13' 1" x 9' 2" (3.99m x 2.79m)

Double glazed window to garden aspect, coving to ceiling, radiator, wardrobe range, laminate flooring.

### Bedroom 2

12' 2" x 11' 6" (3.71m x 3.51m)

Double glazed window, central feature fireplace, laminate flooring, radiator.

## Family Bathroom

Double glazed window, fitted in a three piece suite comprising low level WC, vanity wash hand basin, free-standing roll top bath with shower attachment over, complementing tiling, radiator, tiled flooring, linen cupboard.

### Outside

Double gates open to the driveway which provides off road parking for two vehicles. The rear garden is laid to lawn with a decked terrace seating area, patio seating area, garden shed, mature planting and offering a high degree of privacy.

### 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 - D

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