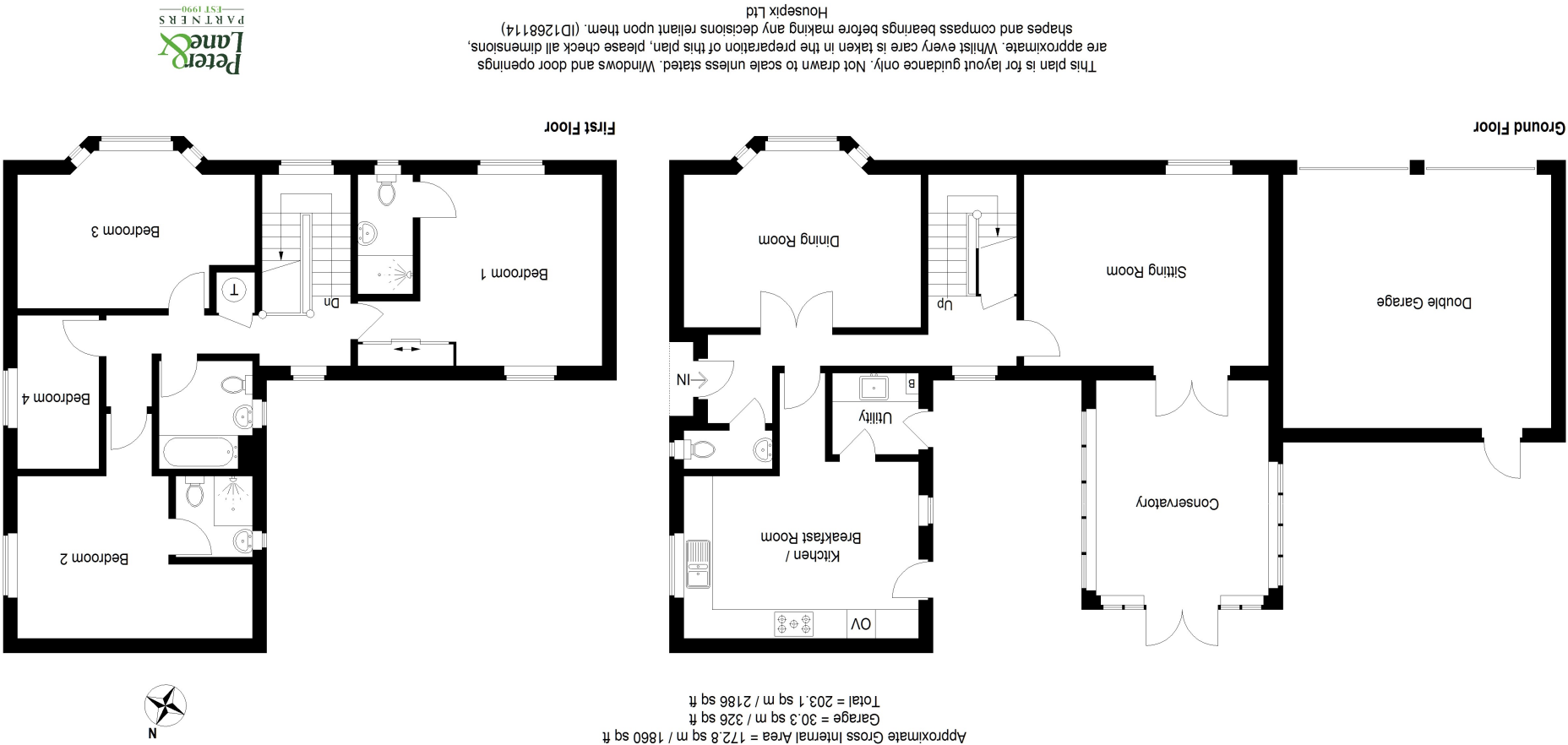


Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon	60 High Street	32 Market Square	24 High Street	Kimbolton	Cashel House	Mayfair Office
St Neots	St Neots	Kimbolton	15 Thayer St, London			
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099			



- Stunningly Presented Former Show Home
- En Suite To Guest Bedroom And Family Bathroom
- Two Generous Reception Rooms
- Landscaped Gardens

- Four Bedrooms With En Suite And Dressing Room To Principal Bedroom
- Re-Fitted 'Wharf' Kitchen/Breakfast Room With Corian Work Surfaces
- Bespoke Window Shutters Throughout
- Double Garaging With Electrically Operated Up And Over Doors

Heavy Panel Composite Security Door To

Reception Hall

21' 9" x 6' 7" (6.63m x 2.01m)

Karndean flooring, double panel radiator, UPVC window to garden aspect, stairs to first floor with understairs storage cupboard, central heating thermostat, glazed internal double doors to **Dining Room**, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, double panel radiator, Karndean flooring, UPVC window to front aspect.

Dining Room

16' 2" x 12' 8" (4.93m x 3.86m)

UPVC bow window to side elevation with bespoke window shutters, central natural stone feature fireplace with inset Living Flame coal effect gas fire, double panel radiator.

Kitchen/Breakfast Room

16' 2" x 14' 11" (4.93m x 4.55m)

Re-fitted by Wharf in a range of base and wall mounted cabinets with complementing Corian work surfaces and up-stands, UPVC window to front aspect with bespoke window shutters, Karndean floor covering, drawer units, pan drawers, integral double electric Samsung oven and integral five ring hob with Wok burner and contemporary extractor, single drainer inset one and a half bowl sink unit with directional mixer tap, fridge freezer, automatic dishwasher, larder unit, recessed lighting, glazed door and UPVC window with bespoke shutters to garden aspect.

Utility Room

6' 1" x 5' 9" (1.85m x 1.75m)

Glazed door to garden aspect, re-fitted in a range of base and wall mounted units with Corian work surfaces, inset sink unit with directional mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, fuse box and master switch, recessed lighting, extractor, appliance spaces, integral wine cooler, Karndean flooring.

Sitting Room

16' 10" x 13' 0" (5.13m x 3.96m)

A light double aspect room with full height UPVC picture window to side elevation with bespoke window shutters, two double panel radiators, TV point, telephone point, central heating thermostat, French doors accessing

Garden Room/Conservatory

14' 11" x 11' 10" (4.55m x 3.61m)

Of brick based and UPVC double glazed construction with vaulted ceiling and reinforced glazed roofing, remote fan light, French doors accessing garden terrace, porcelain floor tiling, recessed lighting, underfloor heating.

First Floor Galleried Landing

UPVC arch picture window to sided aspect with bespoke window shutters and UPVC window to rear aspect, double panel radiator, access to insulated loft space, airing cupboard housing pressurised hot water system.

Principal Bedroom

15' 5" x 11' 3" (4.70m x 3.43m)

UPVC window to front aspect with bespoke window shutters, double panel radiator.

Dressing Room

5' 3" x 3' 4" (1.60m x 1.02m)

Wardrobe range with hanging and storage, UPVC window to garden aspect with bespoke window shutters, double panel radiator, inner access to

En Suite Shower Room

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit above, extensive ceramic tiling, ceramic tiled flooring, shaver point, double panel radiator, UPVC window to garden aspect.

Guest Bedroom

16' 10" x 13' 1" (5.13m x 3.99m)

A light double aspect room with UPVC windows to side and rear aspects with bespoke window shutters, double panel radiator, extensive wardrobe range with triple units, hanging and storage, inner access to

Guest En Suite Shower Room

7' 11" x 4' 1" (2.41m x 1.24m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit fitted above, shaver point, UPVC window to side aspect, ceramic tiled flooring, extractor

Bedroom 3

16' 1" x 11' 2" (4.90m x 3.40m)

UPVC bay window to side aspect with bespoke window shutters, TV point, telephone point, double panel radiator, wardrobe recess

Bedroom 4

11' 9" x 6' 4" (3.58m x 1.93m)

UPVC window to front aspect with bespoke window shutters, double panel radiator.

Family Bathroom

8' 6" x 7' 1" (2.59m x 2.16m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, extensive tiling with contour borders tiles, ceramic tiled flooring, UPVC window to rear aspect, extractor, double panel radiator.

Outside

The property stands on a beautifully stocked elevated corner plot extending front, side and rear. The frontage is beautifully stocked and enclosed by evergreen hedging. The side garden is lawned with a selection of ornamental shrubs enclosed by established evergreen boundaries and a further selection of shrub borders, outside tap and lighting. A resin driveway (which extends to create a pathway side and rear) gives provision for two large vehicles accessing the **Detached Double Garage** measuring 18' 4" x 17' 9" (5.59m x 5.41m) with twin electrically operated up and over doors, painted flooring, eaves storage space, power, lighting and private door and window to rear aspect. The rear garden is beautifully arranged with an extensive composite decked terrace with LED lighting, a further area of resin surfaced patio, lawns are edged in brick paving heavily stocked with ornamental shrubs and notable ornamental trees, central gravel standing and a decorative paved terrace, outside tap and lighting. The garden is enclosed by a combination of panel fencing. There is a **Summer House** 10' 9" x 7' 5" (3.28m x 2.26m) with French doors to terrace to the front.

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 - F

