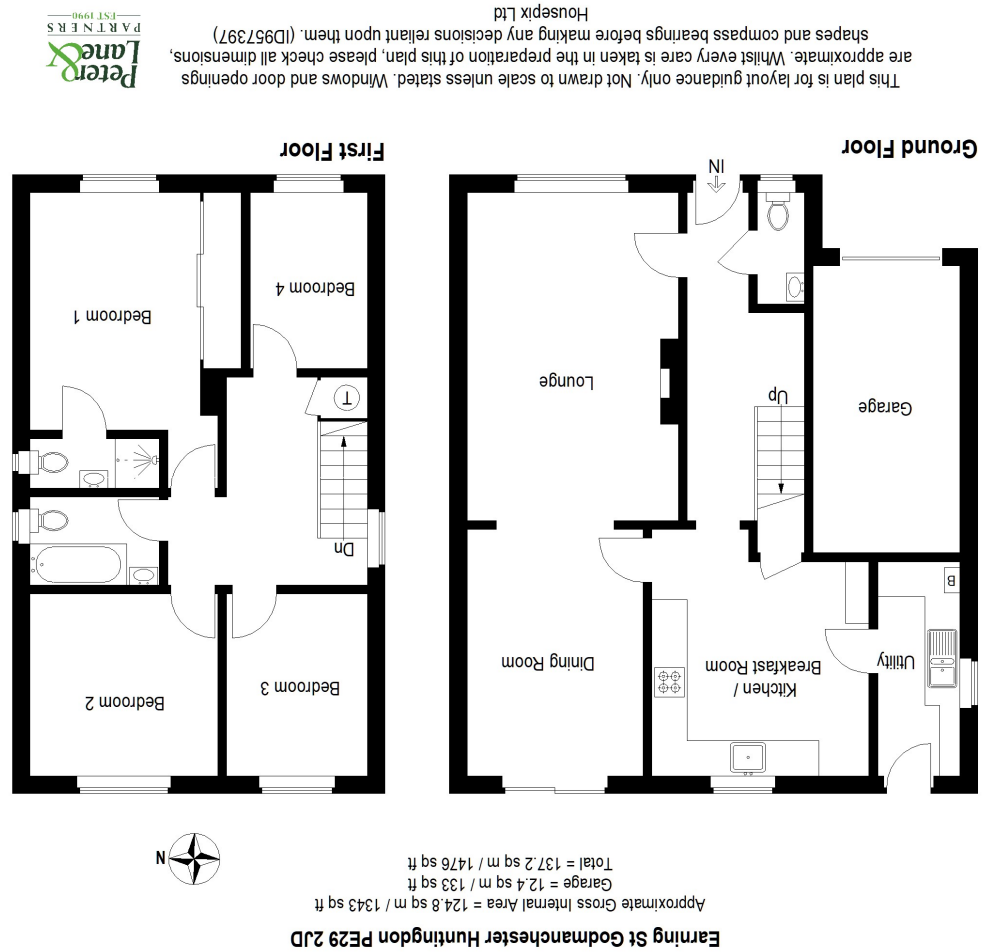


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- Stunning Individual Home
- Quality Kitchen With Granite Work Surfaces
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- Non Estate Position
- Immaculately Presented Accommodation
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- Landscaped Gardens
- Sought After Location



Composite Glazed Panel Door To

Reception Hall

19' 2" x 6' 8" (5.84m x 2.03m)

Stairs to first floor, bespoke cabinet, radiator with decorative cover, central heating thermostat, coving to ceiling, engineered Oak flooring.

Cloakroom

6' 6" x 3' 7" (1.98m x 1.09m)

Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap, chrome heated towel rail, UPVC window to front aspect, coving to ceiling, ceramic tiled flooring.

Lounge

18' 4" x 11' 11" (5.59m x 3.63m)

UPVC picture window to front aspect with bespoke custom fitted shutters, coving to ceiling, TV point, telephone point, central cast functional fireplace with tiled hearth, two radiators, internal arch access to

Dining Room

13' 9" x 10' 1" (4.19m x 3.07m)

Double panel radiator, double glazed sliding patio doors to garden terrace, coving to ceiling.

Kitchen/Breakfast Room

13' 10" x 12' 4" (4.22m x 3.76m)

Fitted in cream Shaker style cabinets with complementing granite work surfaces and ceramic tiling, UPVC window to garden aspect, inset one and a half bowl sink unit with mixer tap, space for fridge freezer, drawer units, pan drawers, integrated automatic dishwasher, glass fronted display cabinets, under unit lighting, shelved larder unit, integrated electric Bosch oven and ceramic hob with bridging unit and extractor fitted above, walk in pantry with shelving, coving to ceiling, ceramic tiled flooring.

Utility Room

12' 6" x 5' 0" (3.81m x 1.52m)

Fitted in a range of cream Shaker style base units with work surfaces, single drainer one and a half bowl ceramic sink unit with mixer tap, extensive ceramic tiling, fixed display shelving, wall mounted Worcester Bosch central heating boiler (replaced in 2017) serving hot water system and radiators, UPVC door and window to two rear aspects, single panel radiator, coving to ceiling.

First Floor Galleried Landing

Access to insulated and part boarded loft space with ladder and lighting, single panel radiator, airing cupboard housing pressurised hot water system and shelving, coving to ceiling.

Principal Bedroom

17' 0" x 12' 1" (5.18m x 3.68m)

UPVC window to front aspect with custom fitted shutters, radiator, bespoke range of furniture incorporating triple wardrobe with hanging and shelving, coving to ceiling.

En Suite Shower Room

7' 7" x 3' 5" (2.31m x 1.04m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, screened shower enclosure with independent shower unit fitted over, heated towel rail, UPVC window to side aspect, extractor, ceramic tiled flooring.

Guest Bedroom

10' 6" x 10' 2" (3.20m x 3.10m)

UPVC picture window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 3

10' 6" x 7' 10" (3.20m x 2.39m)

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

Bedroom 4

10' 0" x 6' 8" (3.05m x 2.03m)

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

Family Bathroom

7' 3" x 4' 9" (2.21m x 1.45m)

Fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap, panel bath with folding screen and mixer tap hand shower, extractor, full ceramic tiling, chrome heated towel rail, ceramic tiled flooring.

Outside Front

There is a private gated frontage with five bar gate leading on to immaculately landscaped gardens laid to pea shingle and edged in brick work with a selection of evergreen deciduous ornamental trees and shrubs, neatly tended box hedging, established rose beds and the garden is enclosed by a combination of panel fencing and brick walling. The **Single Garage** measures 16' 1" x 8' 2" (4.90m x 2.49m) with single up and over door, power, lighting, eaves storage space and private door to the side, work surface with single drainer sink unit and mixer tap with tiling. To the side is a timber **Log Store**, outside tap and gated access extending to the rear.

Outside Rear

The rear garden measures approximately 45' 0" x 35' 0" (13.72m x 10.67m) with an extensive paved patio seating area with a paved area leading to the side accessing the **Custom Fitted Shed** to the side of the property measuring 9' 10" x 3' 11" (3.00m x 1.19m). The rear garden is enclosed by a combination of panel fencing, established screening and brick walling, pleasantly arranged with an extensive paved terrace, pond, shaped lawn, a large selection of ornamental shrubs, trees and established flower beds with outside lighting.

Tenure

Freehold

Council Tax Band - E

Town-and-country

