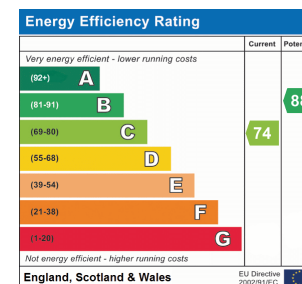




Dove House Close, Godmanchester PE29 2DY £339,995

- Well Proportioned Semi Detached Home
- Three Bedrooms
- 7m Long Sitting/Dining Room
- Mature And Private Rear Gardens
- Single Garaging And Three Car Driveway
- Desirable End Of Cul De Sac Location
- Popular Estate Position



Peter Lane
PARTNERS
—EST 1990—

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

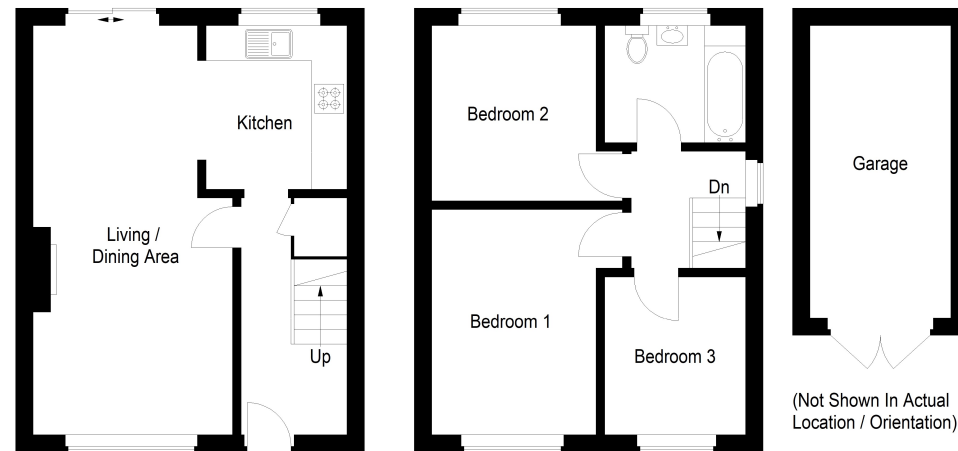
Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area
75.4 sq m / 812 sq ft
Garage = 12.3 sq m / 132 sq ft
Total = 87.7 sq m / 944 sq ft



Ground Floor

First Floor

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. (ID1082789)
Housepix Ltd

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Integral Storm Canopy Over

Panel door to

Entrance Hall

Understairs storage cupboard, double panel radiator, stairs to first floor.

Sitting Room

23' 7" x 11' 5" (7.19m x 3.48m)

Incorporating **Dining Area**. A light double aspect room with UPVC window to front aspect and sliding double glazed patio doors to garden terrace to the rear, TV point, telephone point, coving to ceiling, parquet flooring.

Kitchen

9' 2" x 7' 7" (2.79m x 2.31m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, UPVC window to rear aspect, appliance spaces, integral electric oven and gas hob with extractor fitted above, drawer units, work surfaces and tiling, Cherry wood parquet flooring.

First Floor Landing

Access to insulated loft space, UPVC window to side aspect.

Bedroom

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

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

Bedroom 2

9' 6" x 9' 2" (2.90m x 2.79m)

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

Bedroom 3

8' 6" x 7' 7" (2.59m x 2.31m)

UPVC window to front aspect, radiator.

Family Bathroom

7' 7" x 5' 3" (2.31m x 1.60m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with mixer tap, heated towel rail, panel bath with folding screen, extensive ceramic tiling with natural stone border tiling, ceramic tiled flooring.

Outside

To the front there is a driveway sufficient for three vehicles accessing the **Single Garage** with single up and over door, power and lighting. There is a lawned frontage and the rear garden is private and mature with a paved seating area, shaped lawn, a selection of ornamental shrubs and beds, outside tap and lighting. The rear garden is enclosed by a combination of panel fencing and offers a good 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 - C



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

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