

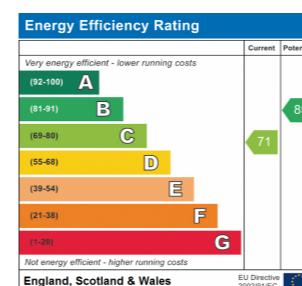


116 Greenfields, Earith PE28 3QZ

Guide Price £280,000



- Semi Detached Home
- Three Good Sized Bedrooms
- Utility Room
- Living Room And Kitchen/Dining Room
- Westerly Facing Rear Garden
- Block Paved Driveway
- Extremely Popular Riverside Village
- Ideal First Time Buy



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

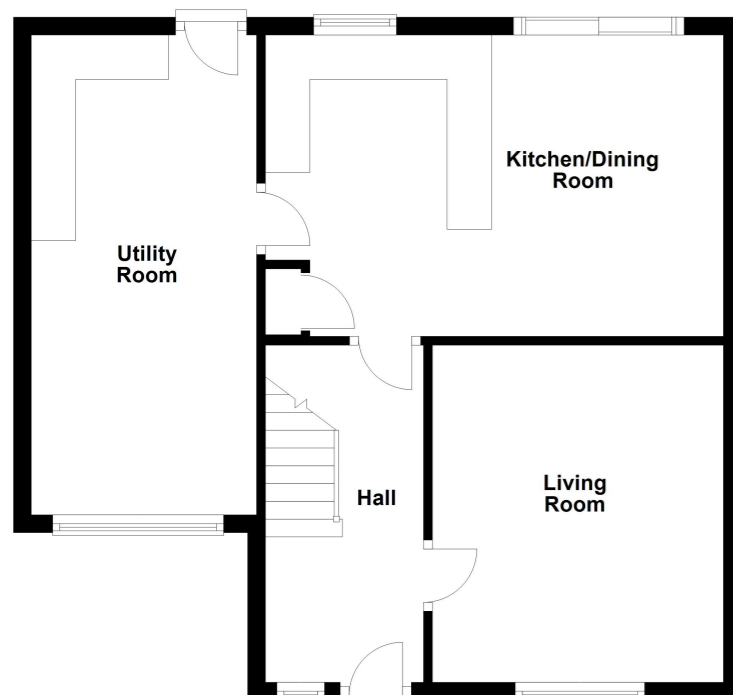
Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

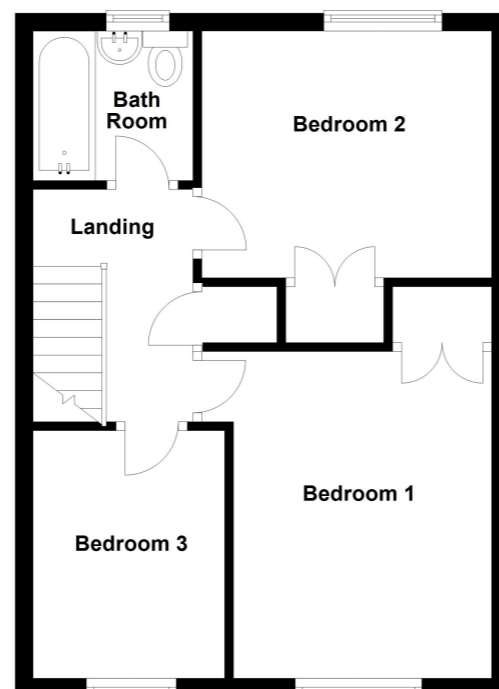
Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Storm Canopy Over

UPVC door to

Entrance Hall

Stairs to first floor, under stairs recess, radiator, recessed down lighters, coving to ceiling.

Living Room

12' 7" x 10' 10" (3.84m x 3.30m)

Double glazed window to front aspect, TV point, radiator. recessed down lighters, coving to ceiling, laminate flooring, sliding doors to

Kitchen/Dining Room

17' 3" x 11' 3" (5.26m x 3.43m)

Fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit, integrated electric oven and gas hob with extractor hood over, space and plumbing for dishwasher, larder, double glazed window and patio doors to rear garden, recessed down lighters, coving to ceiling, stable door to

Utility/Family Room

17' 3" x 9' 2" (5.26m x 2.79m)

An additional space split into two sections with the **Family Room** to the front and the **Utility Room** with space and plumbing for washing machine, spaces for fridge freezer and tumble dryer, stainless steel single drainer sink and drainer, base and wall mounted units, storage cupboard, UPVC windows to front and rear aspects.

First Floor Landing

Airing cupboard housing combi central heating boiler, access to boarded loft space with ladder and lighting, recessed down lighters, coving to ceiling.

Bedroom 1

12' 2" x 9' 9" (3.71m x 2.97m)

Double glazed window to front aspect, double wardrobe with hanging and shelving, radiator, coving to ceiling.

Bedroom 2

10' 10" x 8' 11" (3.30m x 2.72m)

UPVC double glazed window to rear aspect, double wardrobe with hanging and shelving, radiator.

Bedroom 3

9' 4" x 7' 0" maximum (2.84m x 2.13m)

UPVC double glazed window to front aspect, radiator.

Family Bathroom

Fitted in a white three piece suite comprising low level WC, wash hand basin, panel bath with shower over, complementing tiling, heated trowel rail, double glazed window to rear aspect.

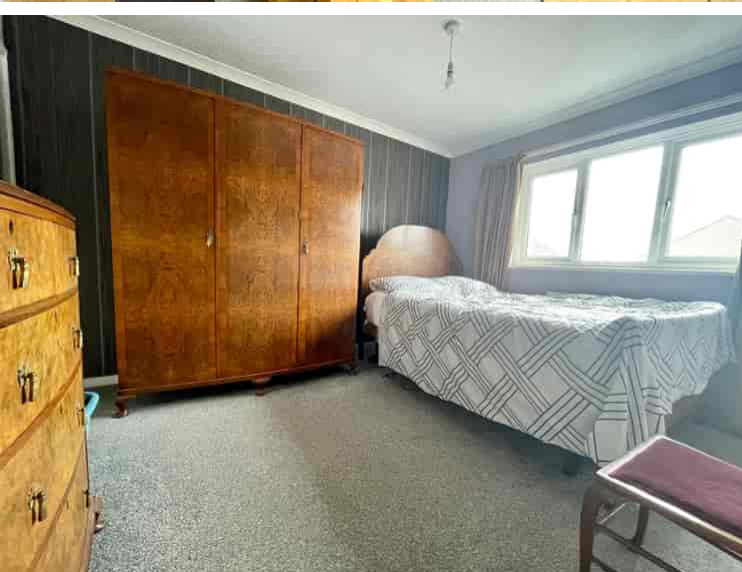
Outside

To the front of the property there is an ample driveway providing off road parking for three to four vehicles. A side gate leads to the private westerly facing rear garden is laid to lawn with a variety of shrubs, decked and paved patio areas, outside tap, large shed and outside lighting, mature planting, Wendy house and a raised decked seating area.

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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