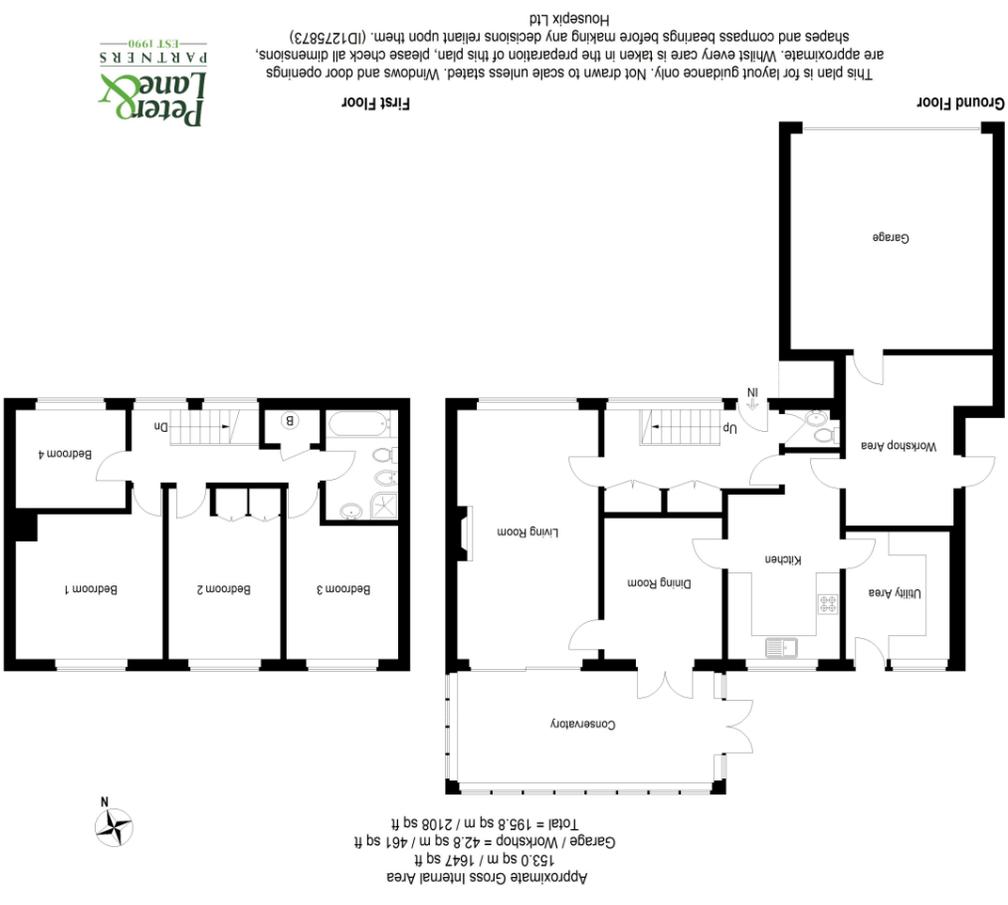


**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

<b>Huntingdon</b>	<b>St Neots</b>	<b>St Neots</b>
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- Impressive Detached Family Home
- Excellent Sized Living Room, Dining Room And Conservatory
- Mature Southerly Rear Garden
- Off Road Parking For Four Vehicles
- Walking Distance To Local Shops And Amenities
- Four Spacious Bedrooms
- Utility Room And Cloakroom
- Double Garage And Workshop
- Scope For Extension Subject To Relevant Planning
- Convenient Access To Major Road And Rail Transport Links



**Storm Porch Over**  
 UPVC double glazed door to

**Entrance Hall**  
 14' 5" x 6' 7" (4.39m x 2.01m)  
 Double glazed window to front aspect, laminate flooring, radiator, understairs storage recess, two built in cupboards with hanging and shelving, stairs to first floor landing.

**Cloakroom**  
 Fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, storage cupboards, tiled flooring.

**Living Room**  
 20' 10" x 11' 9" (6.35m x 3.58m)  
 A double aspect room with double glazed window to front aspect and glazed sliding door to **Conservatory**, coving to ceiling, central open fireplace with raised hearth, two radiators, wall light points, ceiling fan, laminate flooring.

**Dining Room**  
 11' 9" x 9' 10" (3.58m x 3.00m)  
 Double glazed French doors to rear aspect, radiator, wall light points, laminate flooring, double doors to

**Conservatory**  
 21' 5" x 9' 4" (6.53m x 2.84m)  
 Double glazed French doors to patio, double glazed windows over looking rear garden, radiator, two wall mounted heaters, laminate flooring, ceiling fan.

**Kitchen**  
 17' 2" x 9' 03" (5.23m x 2.82m)  
 Double glazed window to rear aspect, fitted in a comprehensive range of base and wall mounted units, drawer units, complementing work surfaces and upstands, complementing tiling, space for electric cooker, double bowl stainless steel single drainer sink unit with mixer tap, space for fridge freezer, radiator, tiled flooring.

**Utility Room**  
 10' 9" x 8' 8" (3.28m x 2.64m)  
 Double glazed window and door to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and upstands, complementing tiling, spaces and plumbing for washing machine and dishwasher, spaces for tumble dryer and fridge freezer, radiator, tiled flooring.

**First Floor Landing**  
 Two double glazed windows to front aspect, airing cupboard with shelving and housing gas fired central heating boiler.

**Bedroom 1**  
 14' 2" x 12' 3" (4.32m x 3.73m)  
 Double glazed window to rear aspect, access to loft space, ceiling fan, radiator.

**Bedroom 2**  
 14' 2" x 9' 8" (4.32m x 2.95m)  
 Double glazed window to rear aspect, radiator, laminate flooring.

**Bedroom 3**  
 14' 2" x 9' 1" (4.32m x 2.77m)  
 Double glazed window to rear, radiator.

**Bedroom 4**  
 9' 2" x 8' 2" (2.79m x 2.49m)  
 Double glazed window to front aspect, radiator, laminate flooring.

**Family Bathroom**  
 Double glazed window to front aspect, fitted in a five piece suite comprising low level WC, wash hand basin, panel bath with shower attachment over, shower cubicle with shower unit, bidet, complementing tiling, chrome heated towel rail.

**Outside**  
 There is off road parking for three to four vehicles leading to the **Double Garage** with up and over door, power and lighting with an internal door through to **Workshop**. The front garden is laid to lawn with hedging and mature planting. Side gated access leads through to the rear garden which has a patio seating area, low level brick wall, outside tap and lighting, raised sleeper beds, two sheds, laid to lawn and enclosed by brick walling and panel fencing.

**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 - E

