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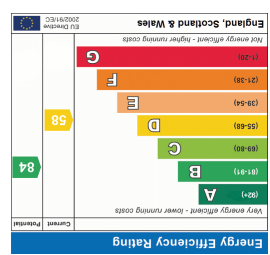
Huntingdon  
60 High Street  
St Neots  
Tel: 01480 414800

Huntingdon  
24 High Street  
Kimbolton  
Tel: 01480 860400

Huntingdon  
32 Market Square  
St Neots  
Tel: 01480 406400

Mayfair Office  
Cashel House  
15 Thayer St, London  
Tel: 0870 1127099

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



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 and compass bearings before making any decisions reliant upon them. (ID1059450)



Approximate Gross Internal Area = 88.4 sq m / 952 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 103.3 sq m / 1112 sq ft



- Individual Detached Bungalow
- Kitchen/Dining Room
- Oversized Garaging
- No Forward Chain And Immediate Vacant Possession

- Three Double Bedrooms
- An Impressive Frontage With Parking For Four Vehicles
- Mature And Private Gardens



**UPVC Double Glazed Door To**

**Entrance Porch**

6' 8" x 3' 11" (2.03m x 1.19m)

UPVC double glazed construction with double poly carbonate roofing and windows to two aspects, internal glazed UPVC door to

**Kitchen/Dining Room**

19' 0" x 9' 10" (5.79m x 3.00m)

A light double aspect room with UPVC window to front and two to side aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, coving to ceiling, larder unit, single panel radiator, ceramic tiled flooring.

**Inner Hall**

Coving to ceiling, access to loft space.

**Sitting Room**

16' 1" x 12' 6" (4.90m x 3.81m)

Sliding double glazed patio doors to terrace at the front, wall light points, TV point, telephone point, coving to ceiling, central feature fireplace with inset gas fire, double panel radiator, dimmer switches.

**Principal Bedroom**

15' 9" x 9' 10" (4.80m x 3.00m)

UPVC window to rear aspect, double panel radiator, coving to ceiling, a selection of bedroom furniture incorporating wardrobe range, dressing table, bridging units, drawer units.

**Bedroom 2**

12' 6" x 9' 6" (3.81m x 2.90m)

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

**Bedroom 3**

12' 2" x 7' 3" (3.71m x 2.21m)

UPVC window to rear aspect, double panel radiator, bedroom furniture incorporating overbed bridging unit and cupboard, coving to ceiling.

**Family Bathroom**

8' 6" x 5' 8" (2.59m x 1.73m)

Re-fitted in a four piece white suite comprising low level WC, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, vanity wash hand basin with mixer tap, panel bath with hand mixer tap, extensive tiling with natural stone contour border tiling, coving to ceiling, ceramic tiled flooring.

**Oversized Single Garage**

16' 3" x 10' 7" (4.95m x 3.23m)

Electrically operated up and over door, replacement wall mounted Ideal boiler approximately 12 months old, power, lighting, storage cupboard.

**Outside**

There is an extensive frontage with brick paved driveway sufficient for four to five vehicles accessing the **Garage** as described. There is an expanse of lawn, stocked flower borders, ornamental trees, a raised terrace enclosed by low retaining brick walling and outside lighting. The rear garden is neatly arranged with a selection of mature fruit trees, plum, cooking and eating apples, a paved terrace seating area, shaped lawns, flower borders, green house, timber shed and gated access on to Veasey Road to the rear.

**Tenure**

Freehold

Council Tax Band - D

