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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. (D1 163248)
 Houseplix Ltd



- Individual Detached Bungalow
- Kitchen/Breakfast Room
- Mature Gardens And Corner Plot Position
- Desirable Estate Location

- Two/Three Bedrooms
- Garaging And Driveway
- Popular Village Position
- No Forward Chain



UPVC Double Glazed Front Door To

Entrance Porch

5' 11" x 5' 6" (1.80m x 1.68m)

Wall light points, tongue and groove panel work, ceramic tiled flooring, internal glazed door to

Reception Hall

21' 1" x 6' 2" (6.43m x 1.88m)

Double panel radiator, coving to ceiling, access to insulated loft space, airing cupboard housing gas fired central heating boiler serving hot water system and shelving.

Sitting Room

17' 11" x 12' 3" (5.46m x 3.73m)

A light double aspect room with UPVC windows to two front aspects, double panel radiator, TV point, telephone point, central fireplace with inset electric fire, coving to ceiling.

Bedroom 1

12' 2" x 11' 11" (3.71m x 3.63m)

UPVC window to rear aspect, single panel radiator, coving to ceiling, extensive wardrobe range incorporating four doubles with hanging and storage.

Bedroom 2

12' 3" x 9' 2" (3.73m x 2.79m)

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

Shower Room

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, over-sized screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, UPVC window to front aspect, full ceramic tiling with natural stone contour border tiling, coving to ceiling, recessed lighting.

Study/Bedroom 3

13' 9" x 5' 4" (4.19m x 1.63m)

Formerly Bedroom 3 open plan to the **Reception Hall**, UPVC window to front aspect, single panel radiator.

Kitchen/Breakfast Room

14' 9" x 12' 8" (4.50m x 3.86m)

A light double aspect room with UPVC windows to side and rear aspects, fitted in a traditional range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, drawer units, space for fridge freezer, double larder unit, appliance spaces, double panel radiator, recessed lighting, coving to ceiling, Karndean flooring, internal glazed door to

Garden Room

11' 10" x 10' 2" (3.61m x 3.10m)

French doors to garden terrace and glazed door to rear aspect, tongue and groove panel work to ceiling, wall light points, ceramic tiled flooring.

Outside

To the front is an extensive paviour frontage giving parking for several vehicles accessing the **Garage** as described. The front garden is a large corner plot ,primarily lawned, edged in ornamental shrubs with outside lighting. The rear garden is mature and private neatly arranged with a central area of shaped lawn, stocked shrub borders with a selection of ornamental shrubs and evergreens, greenhouse, timber shed, outside tap and lighting. The garden is enclosed by mature boundaries and offers a good degree of privacy. The rear garden measures approximately 49' 0" x 47' 0" (14.94m x 14.33m) with a **Workshop** measuring 9' 10" x 7' 3" (3.00m x 2.21m) with UPVC window to rear aspect, power, lighting and door to side, fitted in a range of base units, internal window to **Oversized Single Garage** measuring 18' 3" x 8' 11" (5.56m x 2.72m) with electrically operated roller security door to the front, power, lighting and private door to the side.

Tenure

Freehold

Council Tax Band - D

