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Huntingdon	60 High Street	St Neots	32 Market Square	Kimbolton	24 High Street	Mayfair Office	Cashel House
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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. (ID1242471)



- Generous Four Bedroom Accommodation
- Three Reception Rooms With Plenty Of Working From Home Space
- UPVC Double Glazing
- Well Presented Throughout
- En Suite To Principal Bedroom
- Impressive 20' Kitchen/Family Room
- Landscaped Gardens

Integral Storm Canopy Over
Composite glazed panel door to

Reception Hall
13' 5" x 8' 3" (4.09m x 2.51m)
Stairs to first floor, single panel radiator, laminate flooring, glass shelved display recess, coving to ceiling, glazed double doors to **Sitting Room**

Cloakroom
6' 11" x 3' 9" (2.11m x 1.14m)
Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, radiator, non-slip vinyl floor covering, UPVC window to front aspect, coving to ceiling.

Sitting Room
20' 10" x 12' 1" (6.35m x 3.68m)
UPVC bay window to front aspect with custom fitted shutters, wall mounted contemporary Living Flame log effect gas fire, laminate flooring, TV point, telephone point, dimmer switch, two double panel radiators, coving to ceiling, glazed internal double doors to

Kitchen/Dining Room
20' 8" x 16' 1" maximum (6.30m x 4.90m)
A light ,contemporary ,open plan, re-configured space with UPVC window and bi-fold doors accessing garden terrace, re-fitted in a range of base and wall mounted cabinets with complementing granite work surfaces and up-stands, inset sink unit with directional mixer tap, glass fronted display cabinets, larder unit, drawer units, pan drawers, central dividing peninsular unit incorporating two stool breakfast bar, Karndean flooring, a range of integrated Neff appliances incorporating conventional oven, induction hob with contemporary extractor fitted above, combination microwave, fridge freezer and automatic dishwasher, recessed lighting.

Study
15' 6" x 8' 2" (4.72m x 2.49m)
A double aspect room with two UPVC windows to side aspect, UPVC window and glazed door to garden terrace, cupboard housing Worcester Bosch gas fired central heating boiler serving hot water system and radiators, appliance spaces, glass fronted display cabinet, work surfaces, coving to ceiling, electric underfloor heating, inner door to

Garage
16' 6" x 8' 3" (5.03m x 2.51m)
Up and over door, power and lighting, boarded and insulated eaves storage space

First Floor Landing
Access to loft space with pull down ladder, airing cupboard housing pressurised hot water system with storage.

Principal Bedroom
11' 10" x 10' 7" (3.61m x 3.23m)
UPVC window to garden aspect, radiator, extensive wardrobe range with hanging and storage, coving to ceiling.

En Suite Shower Room
9' 2" x 4' 11" (2.79m x 1.50m)
Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, chrome heated towel rail, full ceramic tiling, ceramic tiled flooring.

Bedroom 2
11' 6" x 11' 5" (3.51m x 3.48m)
UPVC window to front aspect, single panel radiator, double wardrobe with hanging and storage, coving to ceiling.

Bedroom 3
11' 6" x 9' 3" (3.51m x 2.82m)
Radiator, UPVC window to front aspect, coving to ceiling.

Bedroom 4
10' 7" x 8' 10" (3.23m x 2.69m)
Single panel radiator, UPVC window to rear aspect, shelved storage cupboard.

Loft Room
23' 4" x 13' 9" (7.11m x 4.19m)
Eaves storage space, currently utilised as a playroom (no building regs in place, boarded with reinforced floor, insulated rafters, Velux skylight window, partial vinyl flooring, power and two batten LED lighting units.

Family Bathroom
6' 9" x 6' 3" (2.06m x 1.91m)
Fitted in a three piece white suite comprising low level WC, pedestal. wash hand basin with mixer tap, panel bath with mixer tap and independent shower unit fitted above, UPVC window to garden aspect, heated towel rail, ceramic tiled flooring, coving to ceiling, recessed lighting, full ceramic tiling with glass contour border tiles.

Outside
The property stands on a pleasant corner plot with a lawned frontage and an extensive brick paviour driveway giving provision for two large vehicles accessing the **Garage** as described with outside lighting, discrete wooden bin store. The rear garden is thoughtfully landscaped with central areas of lawn, extensive porcelain paved terracing edged in block work, a pleasant covered seating area to the rear boundary with power, timber constructed planters and timber edged beds, a selection of ornamental trees, timber shed measuring 12' 2" x 7' 2" (3.71m x 2.18m) positioned to the side, outside tap and lighting. The garden is enclosed by a combination of panel fencing and mature screening offering a reasonable 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 - E

