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- Excellent Detached Family Home
- Three Reception Rooms
- Corner Plot Position
- Walking Distance To Hospital, Hinchingsbrooke School And Cromwell Academy
- Sought After Location

- Four Double Bedrooms
- Kitchen/Breakfast Room And Utility Room
- Detached Double Garage And Off Road Parking
- Close Proximity To Country Park And Train Station



Panel Door With Glazed Inserts To

Reception Hall

10' 2" x 9' 6" (3.10m x 2.90m)
Coving to ceiling, radiator, under stairs storage recess, cloaks cupboard, stairs to first floor.

Cloakroom

Fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin, extractor fan, radiator, complementing tiling, tiled flooring.

Study

8' 1" x 6' 3" (2.46m x 1.91m)
Double glazed box bay window to front aspect, coving to ceiling, radiator.

Living Room

16' 1" x 11' 9" (4.90m x 3.58m)
Walk in bay window to front aspect, coving to ceiling, two radiators, central feature stone fire place with timber surround and inset gas fire, two wall light points, double doors through to

Dining Room

11' 10" x 9' 0" (3.61m x 2.74m)
Coving to ceiling, double glazed sliding patio doors to garden, radiator, door to

Kitchen/Breakfast Room

19' 4" x 15' 3" (5.89m x 4.65m)
A double aspect room with three double glazed windows to rear and side aspects, double glazed French doors opening to rear garden, coving to ceiling, fitted in range of base, drawer and wall mounted units with complementing work surfaces and tiling, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and gas hob with cooker hood over, integral fridge-freezer, space and plumbing for dishwasher, radiator, tiled flooring.

Utility Room

6' 7" x 5' 3" (2.01m x 1.60m)
Door to side, fitted with base cupboard, single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, complementing tiling, radiator, tiled flooring.

First Floor Landing

Double glazed window to front aspect, coving to ceiling, access to boarded loft space with ladder, power and lighting.

Bedroom 1

15' 3" x 11' 10" (4.65m x 3.61m)
Double glazed window to front aspect, coving to ceiling, radiator, ceiling fan, two double built in wardrobes with hanging and shelving, door to

En Suite Shower Room

A double aspect room with double glazed windows to side and rear aspects, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle with independent shower unit over, full ceramic tiling, heated towel rail, tiled flooring.

Bedroom 2

11' 9" x 9' 10" (3.58m x 3.00m)
Double glazed window to front aspect, coving to ceiling, radiator, double built in wardrobe with hanging and shelving.

Bedroom 3

11' 10" x 8' 10" (3.61m x 2.69m)
Double glazed window to rear aspect, coving to ceiling, radiator, single wardrobe with hanging and shelf space.

Bedroom 4

9' 9" x 7' 7" (2.97m x 2.31m)
Double glazed window to rear aspect, coving to ceiling, radiator, double built in wardrobe with hanging and shelving.

Family Bathroom

Double glazed window to rear aspect, fitted in three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower unit over, complementing tiling, heated towel rail, tiled flooring.

Outside

The front garden is laid to lawn with established shrubs and borders with outside courtesy lighting. Side gated access leads to the rear garden which is laid to lawn with well established borders, a large circular terrace, garden shed and the garden is enclosed by panel fencing and brick walling. There is a **Double Garage** with twin up and over doors, power and lighting, personal door to rear garden and two parking places to the front.

Tenure

Freehold
Council Tax Band - F

