

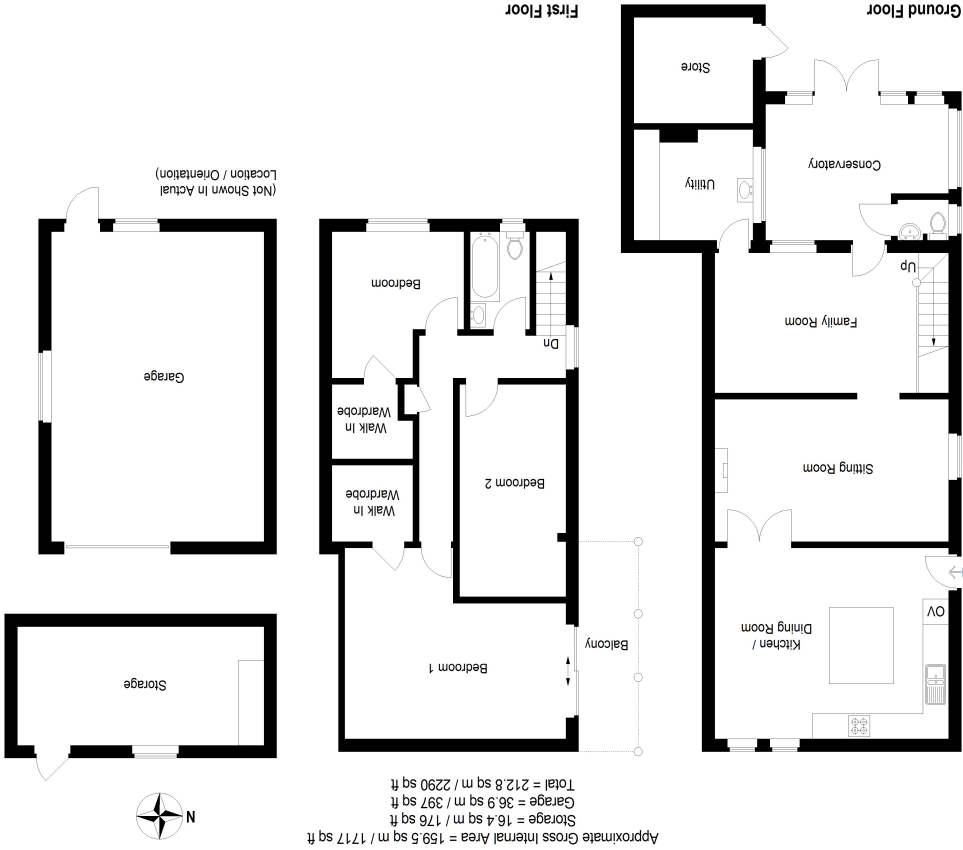
Huntingdon	60 High Street	St Neots	32 Market Square	Kimbolton	24 High Street	Cashel House	15 Thayer St, London
Huntingdon	01480 414800	St Neots	01480 406400	Kimbolton	01480 860400	Cashel House	0870 1127099
Huntingdon	01480 414800	St Neots	01480 406400	Kimbolton	01480 860400	Cashel House	0870 1127099

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, shapes and compass bearings before making any decisions reliant upon them. (ID1163092)

Housepix Ltd





- Individual extended family home
- Beautifully presented accommodation
- Range of outbuildings
- Two generous reception rooms
- Three double bedrooms
- Refitted Kitchen and sanitary ware
- Stunning field views
- Semi rural location



**UPVC Double Doors Accessing**

**Reception Hall/Garden Room**

14' 0" x 11' 2" (4.27m x 3.40m)  
Of brick based UPVC double glazed construction with triple poly carbonate roofing, double panel radiator, dado rail, porcelain floor tiling with natural stone contour border tiles.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with tiling, UPVC window to garden aspect, coving to ceiling, porcelain floor tiling.

**Living Room**

18' 1" x 10' 10" (5.51m x 3.30m)  
Double panel radiator, picture window to **Garden Room**, stairs to first floor with wrought iron balustrade, coving to ceiling, engineered wood flooring.

**Utility Room (formerly Kitchen)**

9' 4" x 8' 6" (2.84m x 2.59m)  
Central chimney feature, internal window to **Garden Room**, fitted in a range of base and wall mounted units with work surfaces, appliance spaces, sink unit, part vaulted ceiling line, ceramic tiled flooring.

**Sitting Room**

18' 5" x 11' 2" (5.61m x 3.40m)  
UPVC window to garden aspect, vertical contemporary radiator, central feature fireplace with cast inset tiled hearth with moulded timber surround, TV point, telephone point, coving to ceiling, engineered wood flooring, glazed internal double Oak doors access

**Kitchen/Breakfast Room**

18' 4" x 15' 1" (5.59m x 4.60m)  
A light double aspect room with UPVC window to garden and glazed door to side aspect, fitted in a range of base and wall mounted cabinets with complementing granite work surfaces and up-stands, re-tiled surrounds, single drainer one and a half bowl stainless steel sink unit with mixer tap, drawer units, pan drawers, glass fronted display cabinets, under unit lighting, integral double oven and hob with suspended stainless steel extractor fitted above, integral twin door fridge unit, island work station topped in granite, cabinet units, coving to ceiling, fuse box and master switch, vertical contemporary radiator, porcelain floor tiling.

**First Floor Landing**

Double panel radiator, access to insulated, lighting and boarding loft space with pull down ladder, shelved airing cupboard, UPVC window to side aspect.

**Principal Bedroom**

17' 5" x 14' 5" (5.31m x 4.39m)  
TV point, telephone point, part vaulted ceiling, vertical contemporary radiator ,sliding double glazed patio doors to the balcony enclosed by glass balustrade with decked seating area.

**Walk In Wardrobe/Dressing Room**

7' 2" x 6' 8" (2.18m x 2.03m)  
Fixed display shelving, hanging and storage space.

**Bedroom 2**

16' 1" x 8' 2" (4.90m x 2.49m)  
UPVC window to side aspect, double panel radiator, coving to ceiling.

**Bedroom 3**

11' 2" x 10' 3" (3.40m x 3.12m)  
UPVC window to rear aspect, double panel radiator, inner door to

**Dressing Room/Walk In Wardrobe**

6' 11" x 5' 6" (2.11m x 1.68m)  
Fixed display shelving, coving to ceiling.

**Family Bathroom**

8' 2" x 4' 8" (2.49m x 1.42m)  
Fitted in a three piece white suite comprising low level WC, panel bath with folding screen and mixer tap with independent shower unit fitted over, vanity wash hand basin with drawer units and mono bloc mixer tap, wall light points, chrome heated towel rail, full ceramic tiling, coving to ceiling, vinyl floor covering.

**Outside**

The gardens are private and secure with gated access to the driveway and parking provision for a number of vehicles. The garden is primarily lawned with paved seating areas and stocked with ornamental trees and specimen shrubs. There is a substantial Koi pond and timber edged beds and a timber decked terrace. To the westerly boundary is a hard-landscaped courtyard accessing the **Outbuildings** and parking area. The largest outbuilding measures approximately 7' 2" x 5' 0" (2.18m x 1.52m) with double metal doors and window shutters to the side, power, lighting and a small subdivided workshop within. This space has previously been utilised for commercial use. A further outbuilding has power and lighting. Poly carbonate oil tank. The gardens are enclosed by mature evergreen hedging and offer a good 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 - C

