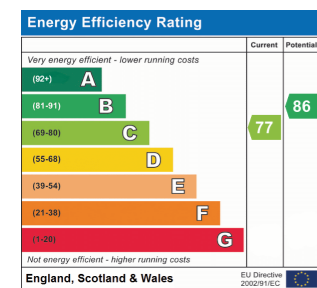




Pennway, Somersham PE28 3JJ

£265,000

- Link Detached Property
- Three Bedrooms
- Ground Floor Cloakroom
- Front And Rear Gardens
- Garage And Off Road Parking
- Solar Panel System Installed
- In Need Of Modernisation And Updating
- No Chain
- Walking Distance To Local Amenities And Schooling



Peter Lane &
PARTNERS
EST 1990

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

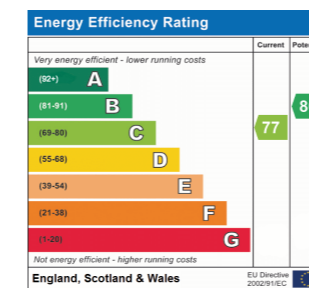
huntingdon@peterlane.co.uk



Pennway, Somersham PE28 3JJ

£265,000

- Link Detached Property
- Three Bedrooms
- Ground Floor Cloakroom
- Front And Rear Gardens
- Garage And Off Road Parking
- Solar Panel System Installed
- In Need Of Modernisation And Updating
- No Chain
- Walking Distance To Local Amenities And Schooling



Peter Lane &
PARTNERS
EST 1990

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Panel and glazed door to

Entrance Hall

Radiator, stairs to first floor, door to garage, laminate floor, under stairs storage cupboard.

Cloakroom

Fitted with low level WC.

Living/Dining Room

15' 5" x 15' 5" maximum (4.70m x 4.70m maximum) French doors and windows to rear, two radiators, serving hatch to **Kitchen**.

Kitchen

9' 3" x 8' 9" (2.82m x 2.67m) Double glazed window to front, fitted in a range of wall and base mounted units, drawer units, complementary work surface, tiled surrounds, single drainer sink unit, space for oven, spaces and plumbing for washing machine and slim line dishwasher.

First Floor Landing

Double glazed window to side, wall mounted gas fired central heating boiler, bespoke fitted display shelving, storage cupboard, access to loft space.

Bedroom 1

12' 4" x 8' 3" (3.76m x 2.51m) Double glazed window to front, a range of fitted furniture, radiator.

Bedroom 2

12' 9" x 7' 4" (3.89m x 2.24m) Double glazed window to rear, radiator.

Bedroom 3

7' 5" x 7' 4" (2.26m x 2.24m) Double glazed window to rear, fitted shelving, radiator.

Family Bathroom

Double glazed window to front, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, tiled surrounds.

Outside

The front garden is open plan and laid to lawn with driveway providing off road parking leading to the **Single Garage** with twin opening doors measuring 17'4 x 8'3 (5.28m x 2.51m), power, lighting and a connected opening to the **Work Shop Area** measuring 9'5 x 8'3 (2.87m x 2.51m) with door and window to rear. The rear garden has a patio seating area, shed, mature planting and an area of lawn.

Agents Note

The property benefits from a Solar Panel system.

Tenure

Freehold Council Tax Band - C

Panel and glazed door to

Entrance Hall

Radiator, stairs to first floor, door to garage, laminate floor, under stairs storage cupboard.

Cloakroom

Fitted with low level WC.

Living/Dining Room

15' 5" x 15' 5" maximum (4.70m x 4.70m maximum) French doors and windows to rear, two radiators, serving hatch to **Kitchen**.

Kitchen

9' 3" x 8' 9" (2.82m x 2.67m) Double glazed window to front, fitted in a range of wall and base mounted units, drawer units, complementary work surface, tiled surrounds, single drainer sink unit, space for oven, spaces and plumbing for washing machine and slim line dishwasher.

First Floor Landing

Double glazed window to side, wall mounted gas fired central heating boiler, bespoke fitted display shelving, storage cupboard, access to loft space.

Bedroom 1

12' 4" x 8' 3" (3.76m x 2.51m) Double glazed window to front, a range of fitted furniture, radiator.

Bedroom 2

12' 9" x 7' 4" (3.89m x 2.24m) Double glazed window to rear, radiator.

Bedroom 3

7' 5" x 7' 4" (2.26m x 2.24m) Double glazed window to rear, fitted shelving, radiator.

Family Bathroom

Double glazed window to front, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, tiled surrounds.

Outside

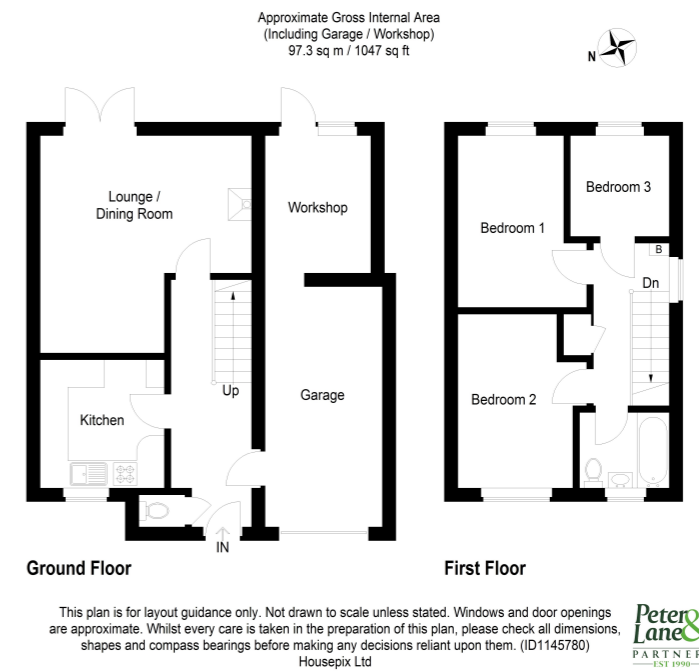
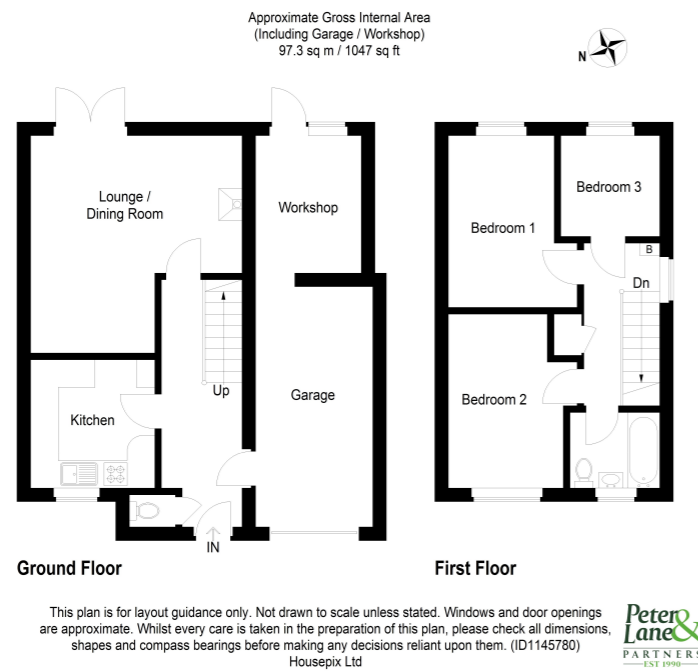
The front garden is open plan and laid to lawn with driveway providing off road parking leading to the **Single Garage** with twin opening doors measuring 17'4 x 8'3 (5.28m x 2.51m), power, lighting and a connected opening to the **Work Shop Area** measuring 9'5 x 8'3 (2.87m x 2.51m) with door and window to rear. The rear garden has a patio seating area, shed, mature planting and an area of lawn.

Agents Note

The property benefits from a Solar Panel system.

Tenure

Freehold Council Tax Band - C



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

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

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

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.