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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. (ID1281291)  
 Housepix Ltd



- Beautifully Positioned Detached Bungalow
- Extended And Well Proportioned Accommodation
- Private Gated Drive Way
- Garaging

- Re-Fitted Kitchen And Bathroom Suite
- Generous Private Gardens
- Well Presented Throughout
- Desirable Non Estate Location



**Recessed Entrance Porch To**

Glazed panel door to

**Entrance Hall**

16' 9" x 13' 9" (5.11m x 4.19m)

Picture rail, radiator with decorative cover, access to loft space, UPVC window to front aspect, meter box.

**Master Bedroom**

15' 9" x 14' 1" (4.80m x 4.29m)

A generous master room with UPVC window to front aspect, double panel radiator, picture rail, extensive wardrobe range with hanging and shelving.

**Bedroom 2**

12' 2" x 9' 10" (3.71m x 3.00m)

(currently utilised as a Dining Room), UPVC window to side aspect, double panel radiator, picture rail,

**Family Bathroom**

9' 10" x 8' 2" (3.00m x 2.49m)

Beautifully re-fitted in a contemporary four piece range of white sanitary ware comprising low level WC, vanity wash hand basin with mixer tap, free standing Bateau bath with hand mixer shower, over sized screened shower enclosure with independent shower over, full ceramic tiling, airing cupboard, heated chrome towel rail, recessed lighting, ceramic tiled flooring.

**Kitchen/Breakfast Room**

13' 9" x 10' 10" (4.19m x 3.30m)

Re-fitted in a range of units with work surfaces, inset Belfast sink unit with mixer tap, drawer units, pan drawers, double larder unit, appliance spaces, space for cooking range with under lit extractor, natural limestone tiling, two UPVC windows to garden aspect, telephone point, porcelain floor tiling, inner door to

**Rear Entrance Hall**

3' 7" x 3' 3" (1.09m x 0.99m)

Gothic arched glazed panel door to garden aspect, coats hanging area, **Utilities Cupboard** with appliance spaces, UPVC window to front aspect, radiator, porcelain floor tiling.

**Sitting Room**

16' 5" x 11' 10" (5.00m x 3.61m)

A light double aspect room with UPVC windows to front and rear aspects, TV point, telephone point, central natural stone fire place with inset Living Flame coal effect electric fire, picture rail, dado rail, sliding double glazed patio doors to garden terrace to the rear, double panel radiator.

**Outside**

The bungalow stands in a beautiful frontage enclosed by a five bar gate and low brick walling. There is an extensive gravel drive way giving provision for numerous vehicles, a pleasant area of prepared lawn and constructed borders, a selection of evergreen shrubs enclosed by a combination of post and rail fencing and brick walling. The rear garden is hard landscaped and planned with low maintenance in mind with extensive paved seating areas and raised terrace with timber pergola, shaped lawns and large timber shed, oil tank and with gated access to the front. The garden is enclosed by a combination of panel fencing and Beech hedging.

**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 - D

