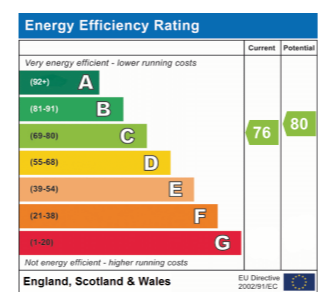


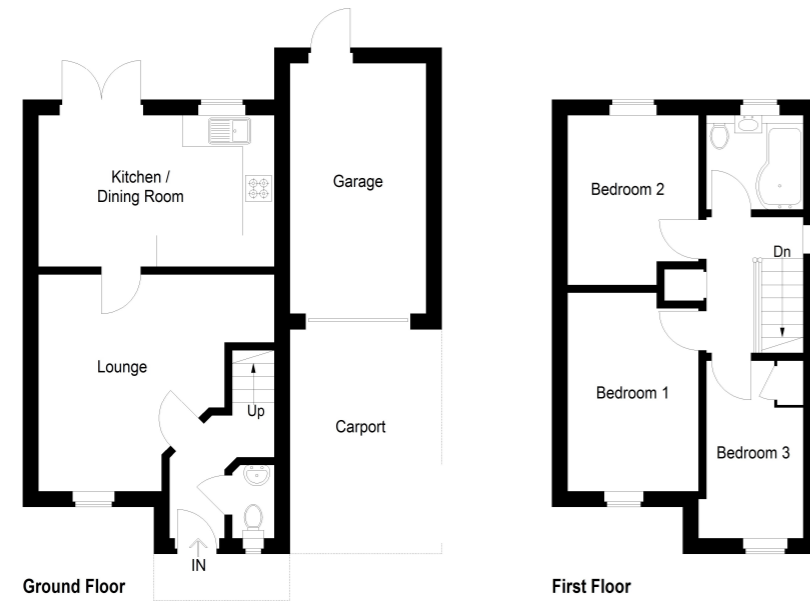


Lodge Close, Huntingdon PE29 6GR Guide Price £300,000

- Conveniently Located Family Home
- Three Bedrooms
- Kitchen/Dining Room
- Enclosed Rear Garden
- Car Port And Garaging
- Two Minutes Walk To The Railway Station
- Close To Hinchingsbrooke Hospital
- Ideal First Time Buy Or Buy To Let Investment



Approximate Gross Internal Area = 68.9 sq m / 741 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 81.8 sq m / 880 sq ft



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. (ID1290908)  
Housepix Ltd



## Glazed Panel Door To

### Entrance Hall

Engineered Oak flooring, stairs extending to first floor.

### Cloakroom

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, radiator, UPVC window to front aspect, radiator, vinyl floor covering..

### Sitting Room

13' 5" x 11' 2" (4.09m x 3.40m)

UPVC window to front aspect, TV point, telephone point, understairs recess, engineered Oak flooring.

### Kitchen/Breakfast Room

14' 5" x 9' 2" (4.39m x 2.79m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, automatic dishwasher, electric and gas cooker points with extractor fitted above, recessed lighting, drawer units, single drainer quartz composite sink unit with mixer tap, integral plate rack, fitted in a cream Shaker style base and wall mounted cabinets, door to garden aspect, ceramic tiled flooring.

### First Floor Landing

Engineered Oak stair treads, access to boarded loft space with pull down ladder, storage cupboard with electric point.

### Bedroom 1

12' 6" x 8' 2" (3.81m x 2.49m)

Bamboo flooring, UPVC window to front aspect, radiator.

### Bedroom 2

10' 8" x 8' 2" (3.25m x 2.49m)

Bamboo flooring, UPVC window to rear aspect, radiator.

### Bedroom 3

11' 2" x 6' 3" (3.40m x 1.91m)

Bamboo flooring, cupboard storage, UPVC window to rear aspect.

## Family Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Fitted in a three piece white suite comprising 'L' shaped shower bath with folding shower screen and independent shower unit fitted over, low level WC with concealed cistern, ceramic tiling, heated towel rail. UPVC window to front aspect.

## Outside

The frontage is primarily lawned with some borders with a driveway to the side leading to the **Car Port** accessing the **Single Garage** measuring 18' 8" x 9' 1" (5.69m x 2.77m) with up and over door, power and lighting. The rear garden is pleasantly arranged with shaped lawns, a selection of soft fruits with raspberry, strawberry, myrtleberry, quince, redcurrant, rhubarb and apple tree, outside tap, the garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy.

## Agents Note

Cavity wall insulation has been added.

## 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



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