



Huntingdon branch: 01480 414800
 www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Huntingdon
60 High Street	32 Market Square	60 High Street
St Neots	Kimbolton	St Neots
Tel : 01480 406400	Tel : 01480 860400	Tel : 01480 414800

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 warranty, guarantee or representation whatsoever in relation to this property.



- Detached Character Property
- Four Bedrooms
- Utility Room
- Off Road Parking
- Enclosed Private Rear Garden

- Situated In The Heart Of The Village
- Juliette Balcony
- Ground Floor Shower Room
- Renovated By The Current Owners



Storm Porch
Tiled flooring to

Solid Timber Door To

Reception Hall
8' 4" x 5' 2" (2.54m x 1.57m)
Double glazed window to front aspect, recessed downlighters, radiator, solid Oak flooring, double cupboard housing gas central heating boiler, water cylinder, consumer unit.

Living/Family Room
20' 4" x 19' 6" maximum (6.20m x 5.94m)
Three double glazed windows to front aspect, one double glazed window to side aspect, recessed downlighters, three radiators, Oak flooring, exposed brick built chimney breast and hearth, lined chimney for wood burning stove, understairs storage cupboard.

Kitchen/Dining Room
16' 1" x 13' 6" (4.90m x 4.11m)
A double aspect room with double glazed window to side aspect and double glazed bi-fold doors to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces, drawer units, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, space for range style cooker with extractor hood over, two contemporary style radiators, tiled flooring, recessed downlighters.

Inner Hall
Sliding doors to **Living/Family Room**, stairs to first floor, radiator, recessed downlighters, door to

Utility Room
9' 4" x 4' 4" (2.84m x 1.32m)
Stable door to side aspect, recessed downlighters, space and plumbing for washing machine, space for tumble dryer, complementing work surface, shelved cupboard, access to loft space, radiator, Karndean flooring.

Shower Room
Window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, shower cubicle, complementing tiling, tiled flooring, heated towel rail, recessed downlighters, shaver point.

First Floor Landing
Access to loft space, light tunnel.

Bedroom 1
13' 1" x 11' 4" (3.99m x 3.45m)
Double glazed French doors to Juliette balcony overlooking the rear garden, radiator, an extensive range of wardrobes with hanging and shelving, drawer units, recessed downlighters.

Bedroom 2
14' 4" x 11' 3" (4.37m x 3.43m)
Two double glazed windows to front aspect, recessed downlighters, radiator.

Bedroom 3
14' 5" x 7' 8" (4.39m x 2.34m)
Double glazed window to front aspect, radiator, secondary access to loft space, recessed downlighters.

Bedroom 4
9' 5" x 8' 3" (2.87m x 2.51m)
Double glazed window to rear aspect, recessed downlighters, radiator, solid wood flooring.

Family Bathroom
11' 3" x 6' 0" (3.43m x 1.83m)
Double glazed window to front aspect, fitted in a four piece suite comprising WC, wash hand basin, free standing roll top bath with mixer tap shower attachment, shower cubicle with independent shower over, complementing tiling, Karndean flooring, radiator, recessed downlighters.

Outside
To the side of the property is a block paved driveway providing off road parking provision for two to three vehicles with a five bar timber gate and a **Detached Timber Workshop** measuring 12' 6" x 12' 5" (3.81m x 3.78m) with power and lighting, twin doors and window to side aspect. Side gated access leads to the rear garden which is laid to lawn with mature borders, patio seating area, outside tap, power and lighting, storage shed and the garden is enclosed and mature providing a high degree of privacy.

Tenure
Freehold
Council Tax Band - E
Town-and-Country

