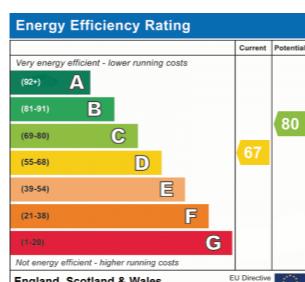




Cowper Road, Huntingdon PE29 1HY

Guide Price £310,000

- Established And Extended Family Home
- Impressive 25' Living Space
- Separate Dining Room An Ideal Study/Home Office
- Generous Kitchen/Breakfast Room
- Mature And Private Gardens
- Private Driveway
- Close To Town Centre Shops And Services
- No Chain And Immediate Vacant Possession



**Peter & Lane**  
PARTNERS  
EST 1990

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60 High Street  
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Kimbolton  
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01480 860400

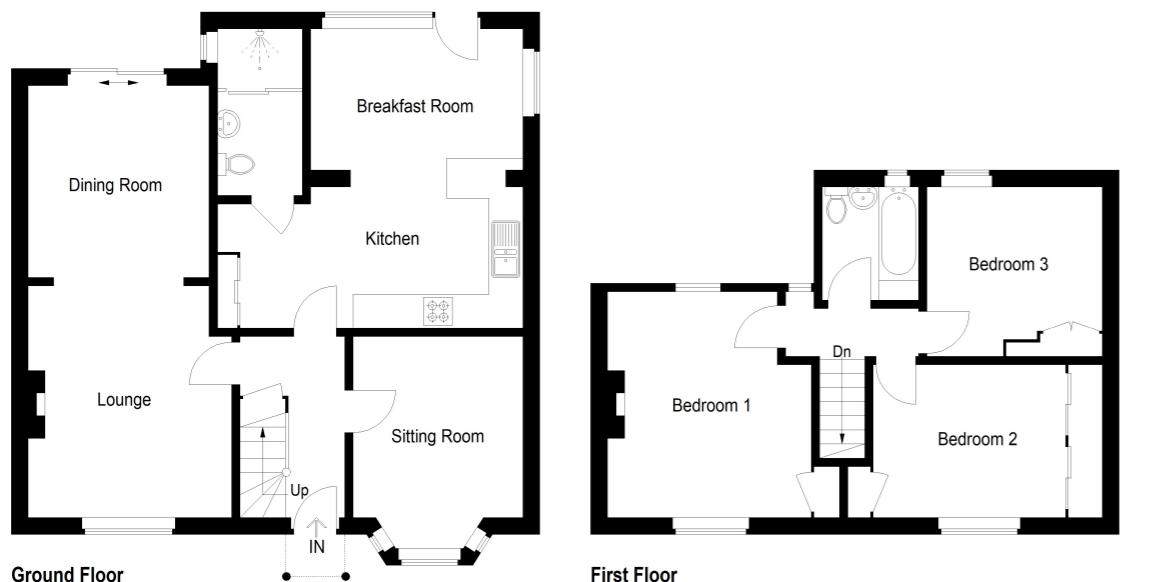
St Neots  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1273974)  
Housepix Ltd

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Lane &  
PARTNERS  
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## Integral Storm Canopy Over

Glazed composite panel door to

### Entrance Hall

10' 2" x 6' 1" (3.10m x 1.85m)

Stairs to first floor, with tongue and groove panel work, understairs storage cupboard, quarry tiled flooring, double panel radiator, wall cabinets.

### Dining Room

13' 0" x 9' 10" (3.96m x 3.00m)

UPVC bay window to front aspect, three single panel radiators, shelved display recesses, picture rail.

### Sitting Room

25' 3" x 11' 11" (7.70m x 3.63m)

A light extended double aspect room with UPVC window to front aspect and sliding double glazed patio doors to garden terrace, picture rail, central decorative tiled fireplace, TV point, telephone point, two radiators, arch display recess, coving to ceiling.

### Kitchen/Breakfast Room

16' 9" x 16' 1" (5.11m x 4.90m)

A light extended family sized space fitted in a range of base and wall mounted units with work surfaces and tiling, electric and gas cooker points, appliance spaces, single drainer one and a half bowl ceramic sink unit with mixer tap, glass fronted display cabinets, integral plate rack, pan drawers, central dividing peninsula unit, double panel radiator, shelved larder units, vinyl floor covering, UPVC door and windows to two rear aspects, wall light points.

### Shower Room

8' 8" x 4' 1" (2.64m x 1.24m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shaver light point, extensive tiling, cabinet, screened oversized shower enclosure, extractor, full ceramic tiling, UPVC window to garden aspect, double panel radiator, vinyl floor covering.

### First Floor Galleried Landing

Access to insulated loft space, sash picture window to rear aspect.

### Bedroom 1

13' 5" x 12' 0" (4.09m x 3.66m)

A light double aspect room with UPVC windows to front and rear aspects, single panel radiator, exposed timber floor boards, central cast decorative fireplace, wardrobe with hanging and shelving.

### Bedroom 2

11' 2" x 8' 11" (3.40m x 2.72m)

UPVC window to front aspect, single panel radiator, airing cupboard housing gas fired central heating boiler serving hot water system and radiators, fixed display shelving, wardrobe with hanging and storage, exposed timber flooring.

### Bedroom 3

10' 2" x 9' 8" (3.10m x 2.95m)

UPVC window to rear aspect, single panel radiator, cupboard storage.

### Family Bathroom

6' 0" x 5' 11" (1.83m x 1.80m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, panel bath, UPVC window to rear aspect, extensive tiling, radiator.

### Outside

There is an extensive gravelled frontage enclosed by mature evergreen hedging, a selection of ornamental evergreen shrubs and a driveway sufficient for two to three vehicles extending to the side. The garden is enclosed by a combination of panel fencing and established screening extending to the rear. The rear garden has a raised paved terrace, outside lighting and power. The rear garden is beautifully mature and private measuring approximately 98'5" (30m) in length primarily lawned with an established orchard with a selection of productive fruit trees, sub-divided with trellis work, arch lean to preparation area, two timber sheds and enclosed by a combination of mature screened boundaries and panel fencing offering 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