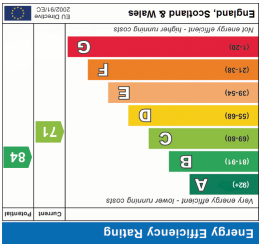


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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





Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
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Huntingdon Office: 01480 414800  
www.peterlane.co.uk Web office open all day every day





- An Impressive Detached Family Home
- Re-Fitted Four Piece Family Bathroom
- Re-Fitted Utility/Cloakroom
- Garage And Driveway Parking
- Walking Distance To Local School And Shops
- Four Generous Sized Bedrooms
- Stunning Re-Fitted Kitchen/Dining Room
- Southerly Facing Rear Garden
- Re-Modelled And Vastly Improved By The Current Owners
- No Onward Chain



**Solid Timber Door To**

**Reception Hall**

Recessed downlighters, stairs to first floor, full height picture window to front aspect, radiator, porcelain tiled flooring, understairs storage cupboard.

**Cloakroom/Utility Room**

Double glazed window to rear aspect, re-fitted in a two piece suite comprising low level WC with concealed cistern, wash hand basin, complementing work surfaces and up-stands, space and plumbing for concealed washing machine and tumble dryer, recessed downlighters, porcelain tiled flooring.

**Living Room**

18' 5" x 10' 7" (5.61m x 3.23m)  
A double aspect room with double glazed window to front aspect and sliding double glazed patio doors to rear, recessed downlighters, two radiators.

**Open Plan Kitchen/Dining Room**

21' 0" x 9' 5" (6.40m x 2.87m)  
A double aspect room with double glazed window to front aspect, and double glazed French doors to rear, recessed downlighters, fitted in a range of base and wall mounted units with drawer units, complementing work surfaces and up-stands, single drainer one and a half bowl sink unit with mixer tap, wall mounted concealed central heating boiler, Bosch integrated electric fan oven and Bosch integrated induction hob with cooker hood over and back plate, integrated dishwasher, space for fridge freezer, porcelain tiled flooring, radiator.

**First Floor Landing**

Access to loft space, cupboard housing hot water cylinder and shelving.

**Bedroom 1**

13' 7" x 9' 1" (4.14m x 2.77m)  
Double glazed window to front aspect, radiator.

**Bedroom 2**

10' 9" x 9' 11" (3.28m x 3.02m)  
Double glazed window to front aspect. radiator.

**Bedroom 3**

9' 9" x 9' 0" (2.97m x 2.74m)  
Double glazed window to rear aspect, radiator.

**Bedroom 4**

9' 2" x 8' 4" (2.79m x 2.54m)  
Double glazed window to rear aspect, radiator.

**Family Bathroom**

Double glazed window to rear aspect, recessed downlighters, re-fitted in a four piece suite comprising vanity wash hand basin, low level WC with concealed cistern, panel bath with mixer tap hand shower over, shower cubicle with shower unit, complementing porcelain tiling, heated towel rail, porcelain tiled flooring.

**Outside**

The block paved driveway provides off road parking for two vehicles leading to the **Single Garage** with double timber doors, power, lighting and personal door to rear garden. Side gated access leads to the southerly facing rear garden which is laid to lawn, two patio seating areas and enclosed by panel fencing.

**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

