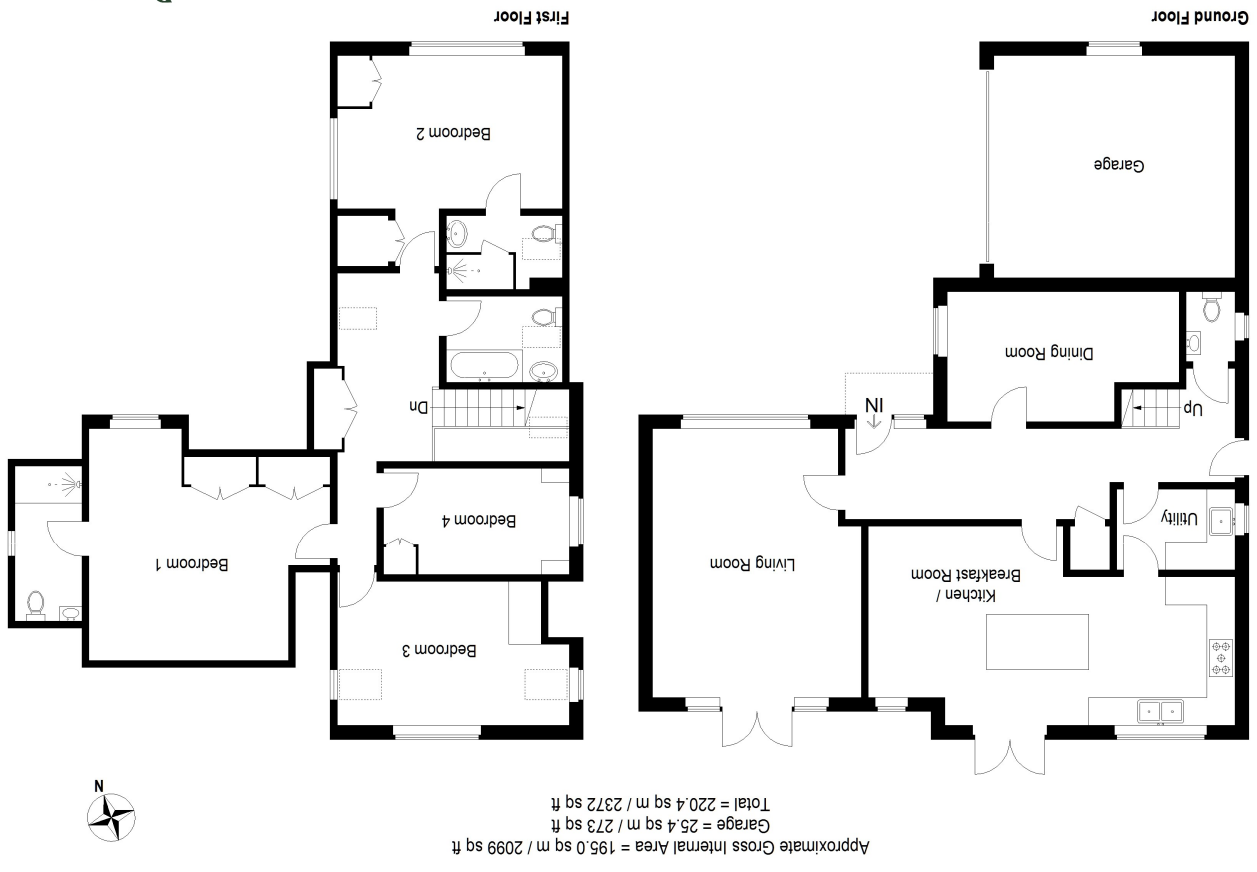


Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street
St Neots 32 Market Square
Kimbolton 24 High Street
Mayfair Office Cashel House
15 Thayer St, London
Tel: 01480 414800
Tel: 01480 860400
Tel: 01480 406400



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. (ID1015102)
Housepix Ltd



- Stunning Individual Family Residence
- Two En Suites And Family Bathroom
- Exceptional Presentation Throughout
- Double Garaging

- Four Double Bedrooms
- Impressive 25' Kitchen/Breakfast Room
- Manicured Landscaped Gardens
- Desirable Village Location



Integral Storm Canopy To
UPVC door with side panel accessing

Reception Hall

27' 7" x 7' 4" (8.41m x 2.24m)
Radiator, central heating thermostat, stairs extending to first floor with understairs recess, further radiator, UPVC door to side aspect, part vaulted roof line with Velux window and remote controlled custom fitted blind, large cloaks cupboard with shelving and hanging space, coving to ceiling.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, wall mounted wash hand basin with mixer tap and ceramic tiling, chrome heated towel rail, extractor unit, coving to ceiling, UPVC window to side aspect, ceramic tiled flooring.

Utility Room

8' 6" x 5' 9" (2.59m x 1.75m)
UPVC window to side aspect, fitted in a range of cream Shaker style cabinets with complementing work surfaces, radiator, appliance space, concealed gas fired central heating boiler serving hot water system and radiators, inset stainless steel sink unit with mono bloc mixer tap, ceramic tiled flooring.

Kitchen/Breakfast/Dining Room

25' 11" x 13' 9" (7.90m x 4.19m)
An impressively proportioned room with two UPVC windows and UPVC French doors to garden terrace to the rear, two double panel radiators, fitted in a range of cream Shaker style base and wall mounted cabinets with complementing black granite work surfaces and tiled surrounds, double bowl inset Belfast sink unit with directional mono bloc mixer tap, drawer units, pan drawers, integrated double electric Bosch oven and integral five ring gas hob with suspended extractor unit fitted above, under unit lighting, integrated automatic dishwasher, integrated fridge freezer, larder unit, skirting level convector heater, central island work station incorporating base mounted cabinets, two stool breakfast bar with additional drawers and pan drawers, recessed lighting, coving to ceiling.

Study/Dining Room

16' 4" x 9' 1" (4.98m x 2.77m)
UPVC window to front aspect, double panel radiator, coving to ceiling.

Sitting Room

19' 0" x 13' 1" (5.79m x 3.99m)
A light, double aspect room of generous proportions with UPVC window to the front and French doors accessing garden terrace to the rear, two double panel radiators, TV point, telephone point, coving to ceiling.

First Floor Galleried Landing

Access to insulated loft space, double panel radiator, central heating thermostat, Velux window to side aspect, double airing cupboard housing pressurised water system and shelving, coving to ceiling.

Principal Bedroom

17' 2" x 16' 8" (5.23m x 5.08m)
Of impressive proportions with an extensive wardrobe range with two full double wardrobes with hanging and shelving, eaves storage cupboards, UPVC window to front aspect, double panel radiator.

En Suite Shower Room

10' 5" x 4' 11" (3.17m x 1.50m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, chrome heated towel rail, UPVC window to side aspect, extensive porcelain tiling, oversized screened shower enclosure with independent shower unit fitted over, contour border tiling, recessed lighting, extractor, coving to ceiling, ceramic tiled flooring.

Guest Bedroom

15' 9" x 15' 9" (4.80m x 4.80m)
A light double aspect room with two UPVC windows to two front aspects, extensive storage incorporating double shelved cupboard, double wardrobe with hanging and shelving, double panel radiator, coving to ceiling.

Guest En Suite Shower Room

7' 3" x 5' 5" (2.21m x 1.65m)
Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, extensive tiling, Velux window to side aspect, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, chrome heated towel rail, coving to ceiling, ceramic tiled flooring.

Bedroom 3

16' 1" x 10' 6" (4.90m x 3.20m)
A triple aspect room with UPVC window to rear and Velux windows to two side aspects, shelved display recesses, double wardrobe with hanging and shelving, double panel radiator, TV point, coving to ceiling.

Bedroom 4

13' 1" x 8' 1" (3.99m x 2.46m)
UPVC window to front aspect, double panel radiator, wardrobe with hanging and shelving, coving to ceiling.

Family Bathroom

8' 10" x 6' 7" (2.69m x 2.01m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, panel bath with hand mixer shower, chrome heated towel rail, extensive porcelain tiling, recessed lighting, coving to ceiling, Velux window to side aspect, ceramic tiled flooring.

Outside

The property is approached by a private gated frontage with an extensive gravel driveway. The frontage measures approximately 88' 7" (27.00m) in length giving provision for numerous vehicles. There is an extensive lawn, prepared borders and the garden is lined by mature Laurels and panel fencing. There is a pleasant seating area laid to limestone chippings and gated access extends to the rear on both sides of the property. There is security lighting and an **Integral Double Garage** measuring 17' 1" x 15' 9" (5.21m x 4.80m) with electrically operated up and over door, UPVC window to side aspect, power and lighting. There are areas of brick paving, neatly tended lawns and neatly arranged evergreen shrubs and fruit trees.

Outside Rear

The rear garden is neatly landscaped and well tended with an extensive paved terrace seating area with outside lighting, stocked in a wide variety of evergreen and deciduous ornamental shrubs. The garden is enclosed by a combination of panel fencing and mature screening offering a good degree of privacy.

Tenure

Freehold
Council Tax Band - F
The property is connected to BT Fibre optic broadband
Town-And-Country

