

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 contract. Peter Lane & Partners or any employee thereof do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

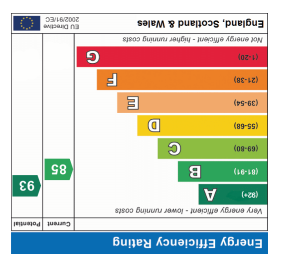


Huntingdon  
60 High Street  
St Neots  
Huntingdon  
Tel: 01480 414800

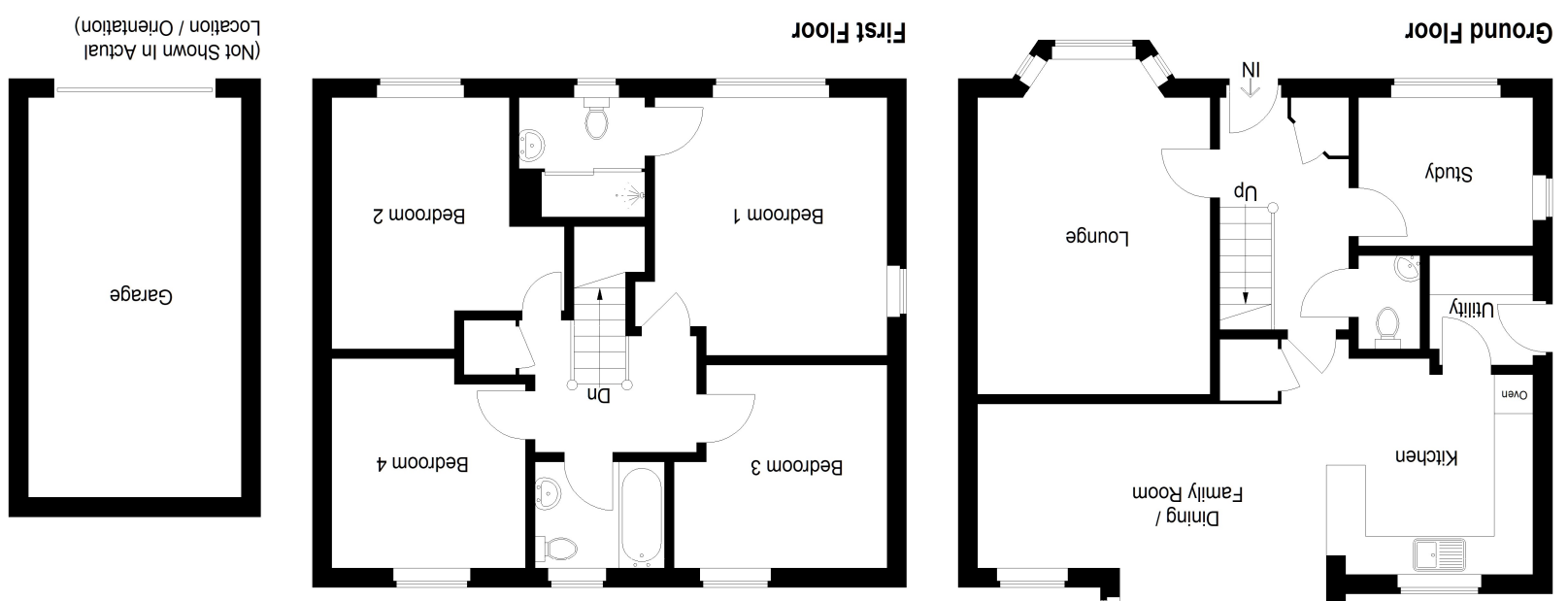
Kimbolton  
24 High Street  
St Neots  
Kimbolton  
Tel: 01480 406400

Mayfair Office  
Cashel House  
15 Tayer St, London  
Tel: 0870 1127099

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

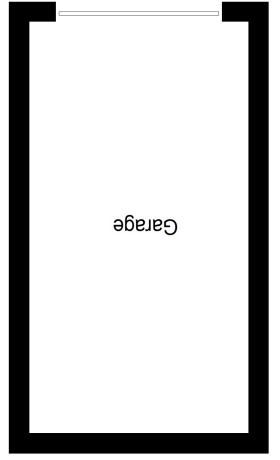


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1037054)



Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft  
Garage = 20.7 sq m / 223 sq ft  
Total = 152.5 sq m / 1642 sq ft

(Not Shown In Actual Location / Orientation)



- David Wilson Built Home
- Four Double Bedrooms
- Stunning 28' Kitchen/Family Room
- Mature Rear Garden
- Popular Village Position

- Three reception rooms
- En Suite To Principal Bedroom
- Three Reception Rooms
- Garaging And Driveway



**Composite Panel Front Door To**

**Reception Hall**

13' 0" x 6' 10" (3.96m x 2.08m)

Stairs to first floor, double panel radiator, cloaks cupboard housing consumer unit and storage space, central heating thermostat, Amtico flooring, inner door to

**Living Room**

16' 5" x 12' 1" (5.00m x 3.68m)

UPVC bay window to front aspect, two double panel radiators, TV point, telephone point.

**Cloakroom**

Fitted in a two piece contemporary white suite comprising low level WC, corner wash hand basin with mono bloc mixer tap, tiling, extractor, Amtico flooring.

**Study**

9' 2" x 7' 8" (2.79m x 2.34m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator.

**Kitchen/Breakfast Room**

28' 4" x 16' 1" (8.64m x 4.90m)

An impressive light open plan contemporary space incorporating **Dining Room** and **Family Room**, two double panel radiators, two UPVC bay windows and French doors accessing garden terrace, two UPVC windows to garden aspect, under stairs storage cupboard with hanging and storage, fitted in a range of base and wall mounted gloss white cabinets with complementing work surfaces and up-stands, single drainer stainless steel sink unit with mixer tap, central dividing peninsular unit incorporating breakfast bar and base units, integral automatic dishwasher, five ring gas hob with suspended stainless steel extractor above, double electric oven, appliance spaces, fridge/ freezer, Amtico flooring.

**Utility Room**

6' 2" x 5' 8" (1.88m x 1.73m)

UPVC door to side aspect, double panel radiator, base and wall mounted units with work surfaces and up-stands, appliance spaces, concealed gas fired central heating boiler serving hot water system and radiators, extractor unit, Amtico flooring.

**First Floor Galleried Landing**

Access to insulated loft space, double panel radiator, airing cupboard housing pressurised hot water system and shelving.

**Principal Bedroom**

12' 9" x 12' 6" (3.89m x 3.81m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, inner door to

**En Suite Shower Room**

7' 10" x 5' 11" (2.39m x 1.80m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, extensive tiling, shaver point, chrome heated towel rail, UPVC window to front aspect, Amtico flooring.

**Bedroom 2**

12' 3" x 11' 8" (3.73m x 3.56m)

UPVC window to front aspect, double panel radiator, wardrobe recess.

**Bedroom 3**

10' 11" x 9' 2" (3.33m x 2.79m)

UPVC window to rear aspect, double panel radiator.

**Bedroom 4**

10' 11" x 9' 0" (3.33m x 2.74m)

UPVC window to rear aspect, double panel radiator.

**Family Bathroom**

6' 11" x 5' 8" (2.11m x 1.73m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, panel bath with mixer tap, folding screen and independent shower unit fitted over, UPVC window to garden aspect, extractor, double panel radiator, Amtico flooring.

**Outside**

The frontage is lawned stocked with shrubs. The driveway is positioned to the side and gives provision for two vehicles accessing the **Single Garage** with single up and over door, power and lighting. To the rear there is an extensive paved terrace, shaped lawns edged in timber sleepers and planters, outside tap, lighting and power, gated access to the driveway. The garden is enclosed by panel fencing and offers a reasonable degree of privacy.

**Tenure**

Freehold

Council Tax Band - E

