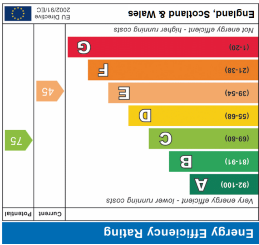


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



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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. (ID979505)

Housepex Ltd



Approximate Gross Internal Area (Excluding Garage) = 157.0 sq m / 1690 sq ft



- Detached Family Home
- Three Reception Rooms
- Conservatory
- Private Rear Garden
- Views Of Village Church

- Four Bedrooms
- Hand Made Solid Oak Kitchen
- Utility Room and Cloak Room
- Double Garage And Off Road Parking
- Extremely Sought After Location



Storm Porch With Outside Light Over

Composite double glazed door to

Entrance Hall

Double glazed window to front aspect, radiator, laminate flooring, under stairs storage cupboard, stairs to first floor.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, complementing tiling, radiator, tiled flooring.

Study

11' 9" x 7' 7" (3.58m x 2.31m)

Double glazed window to side aspect, radiator, coving to ceiling, two wall light points.

Living Room

16' 3" x 12' 2" (4.95m x 3.71m)

A double aspect room with double glazed windows to side and rear aspects, coving to ceiling, radiator, two wall light points, central open brick built fireplace with hearth and timber mantel over.

Dining Room

12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed window to rear aspect, coving to ceiling, radiator, laminate flooring.

Conservatory

10' 3" x 8' 2" (3.12m x 2.49m)

Double glazed windows to side and rear, double glazed French doors to side aspect, tiled flooring.

Kitchen/Breakfast Room

11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed windows to side aspect, fitted in a bespoke solid Oak hand made range of base, drawer and wall mounted units, complementing work surfaces and tiling, twin ceramic sinks with mixer tap over, free-standing range style cooker, radiator, recessed down lighters, tiled flooring.

Utility Room

11' 1" x 6' 9" (3.38m x 2.06m)

UPVC double glazed door to side aspect and double glazed window to front aspect, recessed downlighters, fitted in a range of base and wall mounted units, complementing work surface and tiled surrounds, one and a half bowl single drainer sink unit with mixer tap, spaces and plumbing for dishwasher and washing machine, spaces for tumble dryer, fridge and freezer, cupboard housing oil fired central heating boiler, tiled floor, wall mounted consumer unit.

First Floor Landing

Double glazed window to side aspect.

Bedroom 1

14' 1" x 11' 6" (4.29m x 3.51m)

A double aspect room with double glazed windows to front and side aspects, radiator, double built in wardrobe with hanging and shelving.

Bedroom 2

12' 8" x 11' 6" (3.86m x 3.51m)

Double glazed window to rear aspect with views over the church, double built in wardrobe with hanging and shelving, radiator.

Bedroom 3

12' 2" x 8' 0" (3.71m x 2.44m)

Double glazed window to rear aspect with views over the church, double built in wardrobe with hanging and shelving, radiator.

Bedroom 4

8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed window to side aspect, laminate flooring, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap shower attachment, separate shower cubicle, full ceramic tiling, heated towel rail, tiled flooring, recessed down lighters, airing cupboard housing hot water cylinder and shelving, access to partially boarded loft space with ladder, under floor heating.

Outside

The block paved pathway leads to the entrance door, outside tap, mature hedging and two side gates leading to the rear garden. The **Double Garage** is adjacent to the property with twin remote controlled doors, power and lighting. The rear garden has a patio seating area, laid to lawn, outside tap and lighting, oil tank, the rear garden is enclosed by panel fencing and hedging providing a high degree of privacy.

Agents Note

The heating is oil fired but gas is in the road to the front of the property.

Tenure

Freehold

Council Tax Band - E

