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- Extended Detached Family Home
- En Suite To Master Bedroom
- Three Reception Rooms
- Landscaped Gardens
- Popular Village Location

- Four Bedrooms
- Re-fitted Sanitary Ware
- Re-fitted Kitchen/Breakfast Room
- Double Garaging



**UPVC Double Glazed Front Door To**

**Reception Hall**

Stairs to first floor, under stairs recess, UPVC window to front aspect, single panel radiator,.

**Kitchen/Breakfast Room**

12' 10" x 8' 6" (3.91m x 2.59m)

Re-fitted in a range of pastel finish Shaker style base and wall mounted units with complementing work surfaces and up-stands, drawer units, pan drawers, two stool breakfast bar, serving hatch to **Dining Room**, UPVC window to garden aspect, double panel radiator, double electric Bosch oven and integral ceramic hob with suspended stainless steel extractor fitted above, single drainer one and a half bowl sink unit with mono bloc mixer tap, integrated automatic dishwasher, under unit lighting, fitted fridge, larder unit, porcelain floor tiling, inner door to

**Utility/Laundry Room**

5' 3" x 4' 11" (1.60m x 1.50m)

Fitted in a range of Shaker style base and wall mounted cupboards, single drainer stainless steel sink unit with mixer tap, UPVC window to front aspect, single panel radiator, UPVC door to side aspect, coats hanging area, fitted automatic washing machine, concealed gas fired central heating boiler serving hot water system and radiators, porcelain floor tiling.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, surface mounted wash hand basin with mixer tap, UPVC window to front aspect, radiator with cover, ceramic tiled flooring.

**Dining Room**

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to garden aspect, single panel radiator, central heating thermostat.

**Sitting Room**

17' 5" x 11' 6" (5.31m x 3.51m)

A light double aspect room with UPVC box bay window to front aspect, two radiators, TV point, telephone point, central fire place with natural stone surround and inset Living Flame coal effect gas fire.

**Conservatory**

10' 10" x 9' 6" (3.30m x 2.90m)

Of brick based UPVC double glazed construction, triple poly carbonate roofing, French doors to garden terrace to the rear, ceramic tiled flooring.

**First Floor Galleried Landing**

10' 10" x 9' 2" (3.30m x 2.79m)

UPVC window to front aspect, single panel radiator, access to insulated and boarded loft space with ladder, airing cupboard housing hot water cylinder and shelving.

**Master Bedroom**

12' 2" x 11' 6" (3.71m x 3.51m)

UPVC window to garden aspect, extensive wardrobe range with two double units, further selection of furniture incorporating cupboard storage, over bed bridging units, inner door to

**En Suite Shower Room**

Re-fitted in a three piece range of white sanitary ware comprising low level WC, corner screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin with mixer tap, ceramic tiling with contour border tiling, heated chrome towel rail, vanity mirror, UPVC window to side aspect, ceramic tiled flooring.

**Bedroom 2**

12' 6" x 11' 6" (3.81m x 3.51m)

UPVC window to garden aspect, single panel radiator.

**Bedroom 3**

8' 10" x 7' 7" (2.69m x 2.31m)

UPVC window to rear aspect, single panel radiator.

**Bedroom 4**

7' 7" x 6' 11" (2.31m x 2.11m)

Single panel radiator, UPVC window to front aspect.

**Family Bathroom**

7' 7" x 5' 7" (2.31m x 1.70m)

Fitted in a range of white sanitary ware comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, drawer units and mixer tap, panel bath with hand mixer shower, heated chrome towel rail, ceramic tiled flooring, recessed lighting, UPVC window to front aspect.

**Outside**

Situated in a pleasant corner of the cul de sac with an extensive drive way giving provision for four large vehicles. The front garden is hard landscaped and laid to gravel borders accessing the **Double Garage** measuring 17' 5" x 16' 9" (5.31m x 5.11m) with twin electrically operated up and over doors, power, lighting, eaves storage space and private door to the side. Gated access extends to the rear with a bin store area, a brick paviour pathway leading on to an area of terrace, shaped lawns edged with ornamental shrubs and flowering beds, a raised timber deck, a pleasantly arranged slate border and a selection of ornamental trees. The garden is enclosed by a combination of panel fencing and brick walling, outside tap and external power point.

**Tenure**

Freehold

Council Tax Band - D

