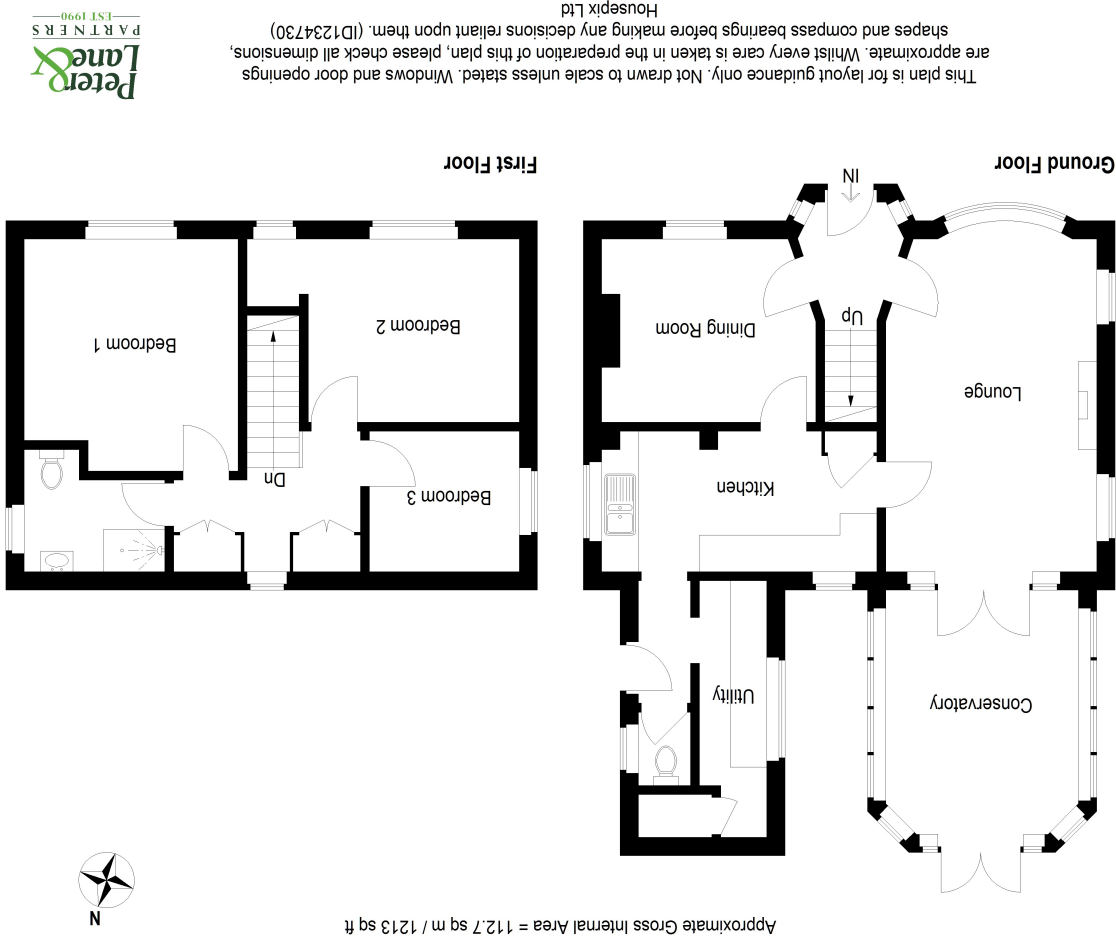


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Huntingdon	St Neots	Kimbolton	Mayfair Office
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- An Individual Established Family Home
- Two Reception Rooms And Conservatory
- Ample Off Road Parking Provision
- Potential For Improvement

- Three Bedrooms
- Large Private And Mature Grounds
- Open Field Views To The Rear
- Popular Semi Rural Village

UPVC Glazed Panel Door To

Reception Hall

Stairs to first floor, dado rail, single panel radiator, twin UPVC picture windows to front aspect.

Dining Room

11' 6" x 9' 10" (3.51m x 3.00m)

Double panel radiator, UPVC window to front aspect, central heating thermostat.

Kitchen

14' 9" x 7' 7" (4.50m x 2.31m)

Fitted in a traditional range of base and wall mounted units with complementing work surfaces and tiled surrounds, glass fronted display cabinets, under-lit wall units, a light double aspect room with UPVC windows to side and rear aspects, single drainer one and a half bowl composite sink unit with mixer tap, drawer units, appliance spaces, central fireplace recess with timber sill and tiled surrounds, ceramic tiled flooring, understairs storage cupboard, inner door to

Sitting Room

18' 1" x 11' 6" (5.51m x 3.51m)

A light triple aspect room with UPVC bow window to front and side aspects, French doors accessing **Conservatory** to the rear, TV point, telephone point, double panel radiator, central feature fireplace with granite hearth and timber surround.

Conservatory

13' 1" x 10' 10" (3.99m x 3.30m)

Of brick based UPVC double glazed construction with French doors to the timber decked terrace, double panel radiator, vaulted ceiling with double polycarbonate roofing.

Rear Entrance Hall

UPVC stained glass door to side aspect, ceramic tiled flooring, inner door to

Laundry/Boot Room

13' 9" x 6' 11" (4.19m x 2.11m)

UPVC window to rear aspect, access to secondary loft space, cupboard storage, range of base and wall mounted units with work surfaces and drawer units, ceramic tiled flooring.

Cloakroom

Fitted with low level WC, ceramic tiled flooring, UPVC window to side aspect.

First Floor Landing

UPVC picture window to rear aspect, single panel radiator, central heating thermostat, access to loft space, shelved storage cupboard, airing cupboard housing wall mounted gas fired central heating boiler serving hot water system and radiators.

Bedroom 1

14' 9" x 9' 10" (4.50m x 3.00m)

UPVC window to front aspect, radiator.

Bedroom 2

12' 6" x 11' 2" (3.81m x 3.40m)

Two UPVC windows to front aspect, single panel radiator, walk in wardrobe with UPVC window to front aspect.

Bedroom 3

8' 2" x 7' 7" (2.49m x 2.31m)

UPVC window to side aspect, double panel radiator.

Family Shower Room

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, green glass vanity unit with surface mounted circular sink unit with mixer tap, UPVC window to side aspect, oversized screened shower enclosure with independent shower unit fitted over, ceramic tiled flooring, radiator.

Outside

The property stands in large private and mature grounds, fronting a pleasant area of green. The front garden is enclosed by low retaining brick walling with double gated accessing the gravel driveway giving parking provision for several vehicles extending to the side. The frontage is primarily lawned stocked with a selection of rose beds, ornamental shrubs and borders with an additional side garden leading to the rear garden which is beautifully maintained with a number of productive fruit trees, timber decked terrace, a number of notable trees, paved seating area, timber shed, outside tap and lighting, the rear garden is enclosed by heavily established borders and offers a good degree of privacy with stunning field views to the rear.

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

