



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

<b>Huntingdon</b>	<b>St Neots</b>	<b>Kimbolton</b>	<b>Mayfair Office</b>
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099



- Impressive Accommodation
- Four Reception Rooms
- Double Garaging
- Ample Parking Provision
- Vacant Possession
- Five Bedrooms
- Generous Family Space
- Mature Gardens
- Pleasant Non Estate Location
- No Chain



**Under Lit Recessed Storm Porch To**  
Heavy panel glazed door to

**Reception Hall**  
15' 5" x 14' 1" (4.70m x 4.29m)  
Stairs to first floor with under stairs recess, recessed lighting, coving to ceiling, cloaks cupboard and additional cupboard housing fuse box and master switch with hanging space and storage.

**Study/Family Room**  
11' 2" x 7' 10" (3.40m x 2.39m)  
Leaded light sealed unit window to front aspect, single panel radiator, engineered wood flooring, TV point, coving to ceiling.

**Shower Room**  
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, walk in screened shower enclosure with independent shower unit fitted over, heated chrome towel rail, sealed unit window to side aspect, extensive ceramic tiling with glass contour border tiling.

**Kitchen/Breakfast Room**  
12' 2" x 8' 10" (3.71m x 2.69m)  
Fitted in a traditional range of Limed Oak base and wall mounted cabinets with complementing work surfaces, up-standers and re-tiled surrounds with glass contour border tiling, single drainer one and a half bowl ceramic sink unit with mixer tap, sealed unit leaded light window to rear aspect, under unit lighting, corner shelf display unit, integral double electric Bosch oven and integral ceramic hob with bridging unit and extractor fitted above, coving to ceiling, recessed lighting, porcelain floor tiling.

**Utility Room**  
6' 7" x 6' 3" (2.01m x 1.91m)  
Panel door to side garden and leaded light window to side, single panel radiator, base units, work surfaces, inset stainless steel sink unit, coving to ceiling, porcelain floor tiling.

**Dining Room**  
11' 10" x 11' 2" (3.61m x 3.40m)  
Single panel radiator, sealed unit leaded light window to rear aspect, coving to ceiling.

**Living Room**  
21' 8" x 12' 6" (6.60m x 3.81m)  
A light double aspect room with sealed unit leaded light window to front and sliding double glazed internal patio doors to **Garden Room** to the rear, two double panel radiators, central ingle nook fire place with exposed brick work chimney feature with inset wood burner, wall light points, TV point, telephone point, coving to ceiling.

**Garden Room**  
13' 5" x 12' 6" (4.09m x 3.81m)  
Of brick based and UPVC double glazed construction with high vaulted ceiling, ceiling fan light, electric panel heater, French doors access garden terrace to the rear, reinforced glazed roofing.

**First Floor Galleried Landing**  
Leaded light window to front aspect, coving to ceiling, recessed lighting, double airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**  
13' 5" x 12' 2" (4.09m x 3.71m)  
Two sealed unit leaded light windows to front aspect, two single panel radiators, TV point, telephone point.

**Dressing Room**  
7' 10" x 4' 11" (2.39m x 1.50m)  
Single panel radiator, recessed lighting, extensive wardrobe range with hanging and shelving, coving to ceiling.

**En Suite Shower Room**  
6' 7" x 6' 3" (2.01m x 1.91m)  
Sealed unit window to side aspect, re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, heated chrome towel rail, ceramic tiling, recessed lighting, coving to ceiling, ceramic tiled flooring.

**Bedroom 2**  
12' 2" x 11' 10" (3.71m x 3.61m)  
Sealed unit leaded light window to rear aspect, single panel radiator, coving to ceiling, access to insulated loft space with ladder and part boarded.

**Bedroom 3**  
11' 10" x 11' 2" (3.61m x 3.40m)  
Sealed unit window to rear aspect, double panel radiator, coving to ceiling, recessed lighting.

**Bedroom 4**  
12' 2" x 8' 6" (3.71m x 2.59m)  
Sealed unit leaded light window to rear aspect, single panel radiator, coving to ceiling.

**Bedroom 5**  
9' 6" x 7' 10" (2.90m x 2.39m)  
Leaded light sealed unit window to front aspect, single panel radiator, coving to ceiling.

**Family Bathroom**  
7' 10" x 5' 7" (2.39m x 1.70m)  
Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen, mixer tap and independent shower unit fitted over, sealed unit window to side aspect, heated chrome towel rail, ceramic tiled flooring, recessed lighting, coving to ceiling.

**Outside**  
The property stands in an extensive frontage finished in brick paviour giving provision for four to five vehicles accessing the **Double Garage** with private door to the rear and housing wall mounted gas fired Worcester Bosch central heating boiler serving hot water system and radiators, eaves storage space. The gardens are lawned with gated access extending to the rear with outside lighting. The rear garden is pleasantly landscaped with areas of lawn, an extensive timber deck, a child's playground of timber construction, outside tap and lighting, further area of decking positioned to the side and the garden is enclosed by mature boundaries and offers a good degree of privacy. There is also a zinc roofed sun canopy positioned to the side of the garden room.

**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 - F

