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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. (ID1232831)



Approximate Gross Internal Area (Excluding Garage) = 147.1 sq m / 1583 sq ft



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- Improved And Extended Family Home
- En Suite And Dressing Room To Principal Bedroom
- Impressive 22' Living Room
- Garaging And Generous Driveway
- Popular Birds Estate Location
- Four Bedrooms
- Four Reception Rooms
- Well Presented Accommodation Throughout
- Enclosed Mature Gardens

UPVC Double Glazed Door With Side Panels To

Entrance Porch

6' 4" x 5' 1" (1.93m x 1.55m)
Meter boxes, UPVC glazed door to

Reception Hall

12' 11" x 11' 11" (3.94m x 3.63m)
Stairs to first floor with understairs storage, single panel radiator, coving to ceiling, laminate floor covering.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, laminate flooring, UPVC window to side aspect, radiator.

Family Room

16' 1" x 7' 9" (4.90m x 2.36m)
Part of a garage conversion, double panel radiator, laminate flooring, coving to ceiling, UPVC picture window to front aspect.

Kitchen/Breakfast Room

18' 9" x 9' 9" (5.71m x 2.97m)
A double aspect room with UPVC windows to side and rear aspects, UPVC door to side aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, two carousel units, central circular peninsular unit incorporating a two stool breakfast bar, integral wine rack single drainer one and a half bowl Blanco sink unit with directional mixer tap, under unit lighting, integrated automatic dishwasher, integrated Siemens appliances incorporating Combi microwave and conventional oven with integral Bosch induction hob with bridging unit and extractor fitted above, fridge freezer, appliance spaces, **Utility Area** an additional range of base and wall mounted units, coving to ceiling, double panel radiator.

Dining Room

10' 8" x 9' 2" (3.25m x 2.79m)
Single panel radiator, UPVC window to garden aspect, coving to ceiling, laminate flooring, open access to

Sitting Room

22' 1" x 11' 1" (6.73m x 3.38m)
A generous double aspect space with UPVC window to front aspect, two radiators, TV point, telephone point, central feature fireplace with moulded timber surround and inset Living Flame coal effect gas fire, wall light points, double panel radiator, sliding double glazed patio doors to

Garden Room

10' 9" x 10' 4" (3.28m x 3.15m)
French doors to garden terrace and UPVC windows to rear aspect, part vaulted ceiling line, recessed lighting, exposed internal brickwork, single panel radiator.

First Floor Galleried Landing

UPVC window to front aspect, access to insulated loft space, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

11' 6" x 9' 10" (3.51m x 3.00m)
UPVC window to garden aspect, single panel radiator, coving to ceiling.

Dressing Room

5' 3" x 4' 3" (1.60m x 1.30m)
Wardrobe range incorporating two double units, coving to ceiling, inner access to

En Suite Shower Room

6' 7" x 5' 4" (2.01m x 1.63m)
Re-fitted in a three piece range of Armitage Shanks white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, screened oversized shower enclosure with independent shower unit fitted over, recessed lighting, extractor, full ceramic tiling with contour border tiles, shaver point, composite floor covering, recessed lighting.

Guest Room

11' 6" x 9' 10" (3.51m x 3.00m)
Wardrobe range with hanging and storage, radiator, coving to ceiling, UPVC window to garden aspect.

Bedroom 3

11' 10" x 10' 10" (3.61m x 3.30m)
Double panel radiator, UPVC window to front aspect, coving to ceiling.

Bedroom 4

10' 2" x 7' 0" (3.10m x 2.13m)
Single panel radiator, wardrobe with hanging and storage, UPVC window to garden aspect, coving to ceiling.

Family Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)
Re-fitted in a range of Armitage Shanks white sanitaryware comprising vanity wash hand basin with mixer tap, panel bath with folding shower screen, mixer tap and independent shower unit fitted over, low level WC, composite flooring, chrome heated towel rail, recessed lighting, extractor, UPVC window to front aspect, full ceramic tiling with contour border tiles.

Outside

The gardens are beautifully private and mature, the rear garden has an extensive paved terrace with additional areas of paving to the side and timber edged planters, areas of lawn and pre-formed shed. The rear garden is pleasantly landscaped with further areas of lawn, ornamental shrubs, mature trees and enclosed by high boundaries and panel fencing offering a good degree of privacy. There is a raised seating area and pergola with a currently sited hot tub, outside tap and lighting. The garden is east facing. The hot tub may be available by discussion.

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

