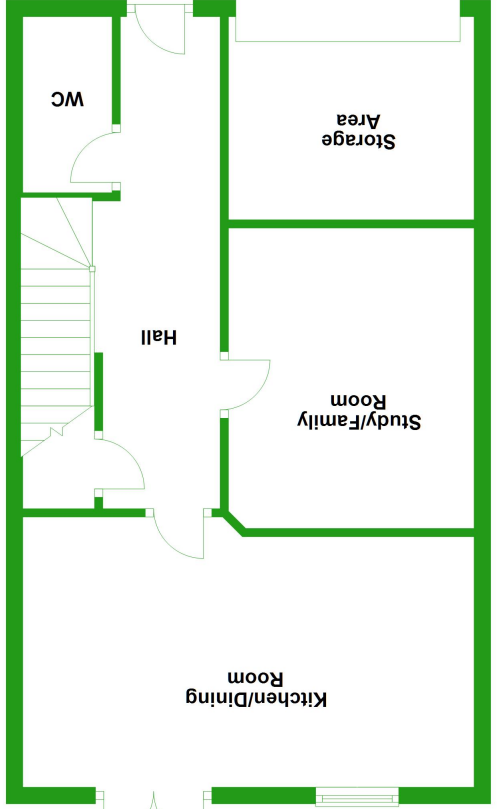
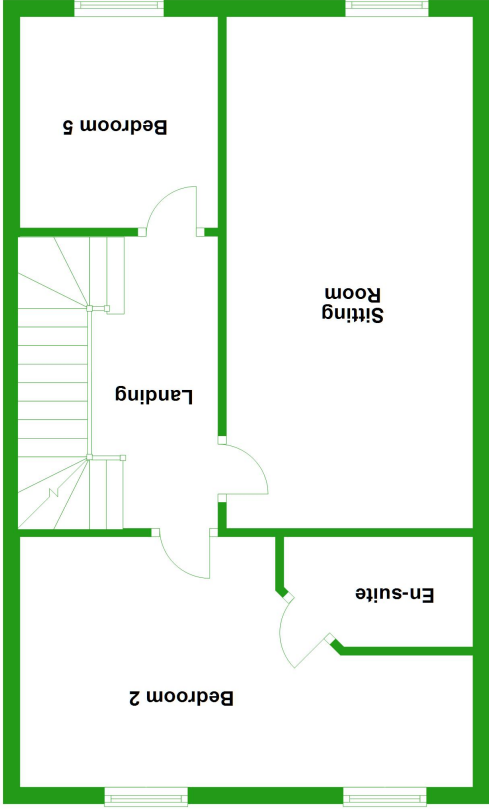
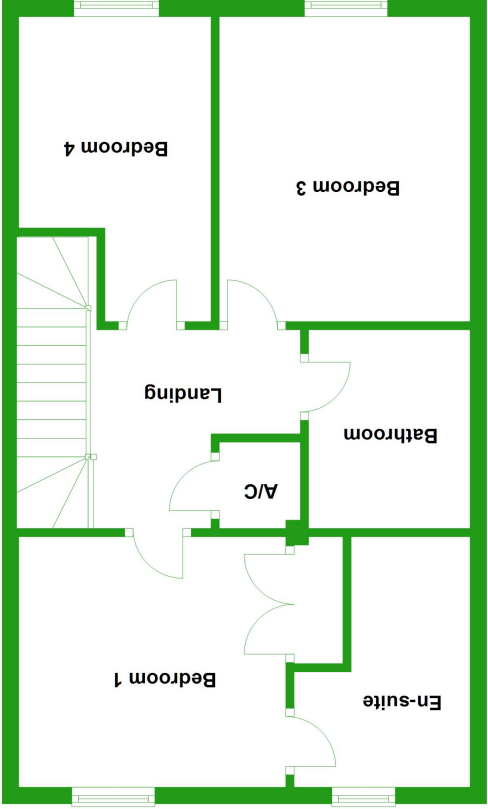


Huntingdon St Neots 60 High Street
 Huntingdon St Neots 32 Market Square
 Huntingdon St Neots 24 High Street
 Tel: 01480 414800
 Tel: 01480 406400
 Tel: 01480 860400
 Mayfair Office Cashel House
 15 Thayer St, London
 Tel: 0870 1127099

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



- Versatile And Well Proportioned Three Storey Town House
- Kitchen/Dining Room With Integrated Appliances
- Contemporary Finish Throughout
- Integral 20' Garaging And Brick Paviour Drive Way
- Desirable Cala Homes Development
- Five Bedrooms With Two En Suite Facilities
- First Floor Sitting Room With Juliette Balcony
- Large Gardens
- Overlooking Golf Course



Security Door To

Reception Hall

Radiator, stairs to first floor, storage cupboard with lighting, under stairs storage cupboard with lighting, Amtico flooring, door to

Cloakroom

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with ceramic tiling and tiled sill, UPVC window to front aspect.

Kitchen/Dining Room

17' 10" x 9' 11" (5.44m x 3.02m)
Fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces, UPVC doors to garden terrace and UPVC window to rear garden, stainless steel Franke single drainer sink unit with mixer tap, integrated electric oven and hob with suspended stainless steel extractor fitted above, wall mounted gas fired central heating boiler serving hot water system and radiators, integrated fridge freezer, automatic washing machine and automatic dishwasher, Amtico flooring.



First Floor Landing

Stairs to second floor.



Sitting Room

19' 7" x 9' 11" (5.97m x 3.02m)
UPVC French doors to Juliette balcony to front aspect, TV point, telephone point.

Bedroom 5

8' 4" x 7' 6" (2.54m x 2.29m)
UPVC window to front aspect, radiator.

Guest Bedroom

15' 7" x 9' 11" (4.75m x 3.02m)
Two UPVC windows to rear aspect, wardrobe range with hanging and shelving.



Guest En Suite Shower Room

Fitted in a three piece contemporary white suite comprising low level WC, wall mounted wash hand basin with tiling, screened oversized shower enclosure with independent shower unit fitted over, extractor, Amtico flooring.

Second Floor Landing

Access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

10' 6" x 9' 11" (3.20m x 3.02m)
UPVC window to garden aspect, wardrobe range with hanging and shelving.

En Suite Shower Room

Fitted in a range of white sanitary ware comprising low level WC, wall mounted wash hand basin with tiling and tiled display sill, oversized screened shower enclosure with independent shower unit fitted over, extensive tiling, UPVC window to garden aspect, Amtico flooring.

Bedroom 3

12' 0" x 9' 11" (3.66m x 3.02m)
UPVC window to front aspect, radiator.

Bedroom 4

12' 0" x 7' 6" (3.66m x 2.29m)
UPVC window to front aspect, radiator.

Family Bathroom

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with folding shower screen and independent shower unit fitted over with mixer tap, extractor, Amtico flooring.

Outside

There is a part converted **Integral Garage** measuring 20' 3" x 9' 8" (6.17m x 2.95m) sub-divided to create a **Study/Family Room** measuring 11' 2" x 9' 10" (3.40m x 3.00m) with power, lighting, Karndean flooring and internal door to **Storage Area**, measuring 9' 10" x 8' 11" (3.00m x 2.72m) retaining up and over door. To the front is an extensive brick paviour driveway and slate bed giving provision for two large vehicles with gated access extending to the rear. The rear garden has an extensive paved terrace and a raised timber decked seating area, outside lighting, external power and tap. The garden is enclosed by a combination of panel fencing with stunning views over the golf course.

Tenure

Freehold
There is an annual service charge of £450.00 per annum
Council Tax Band - E

