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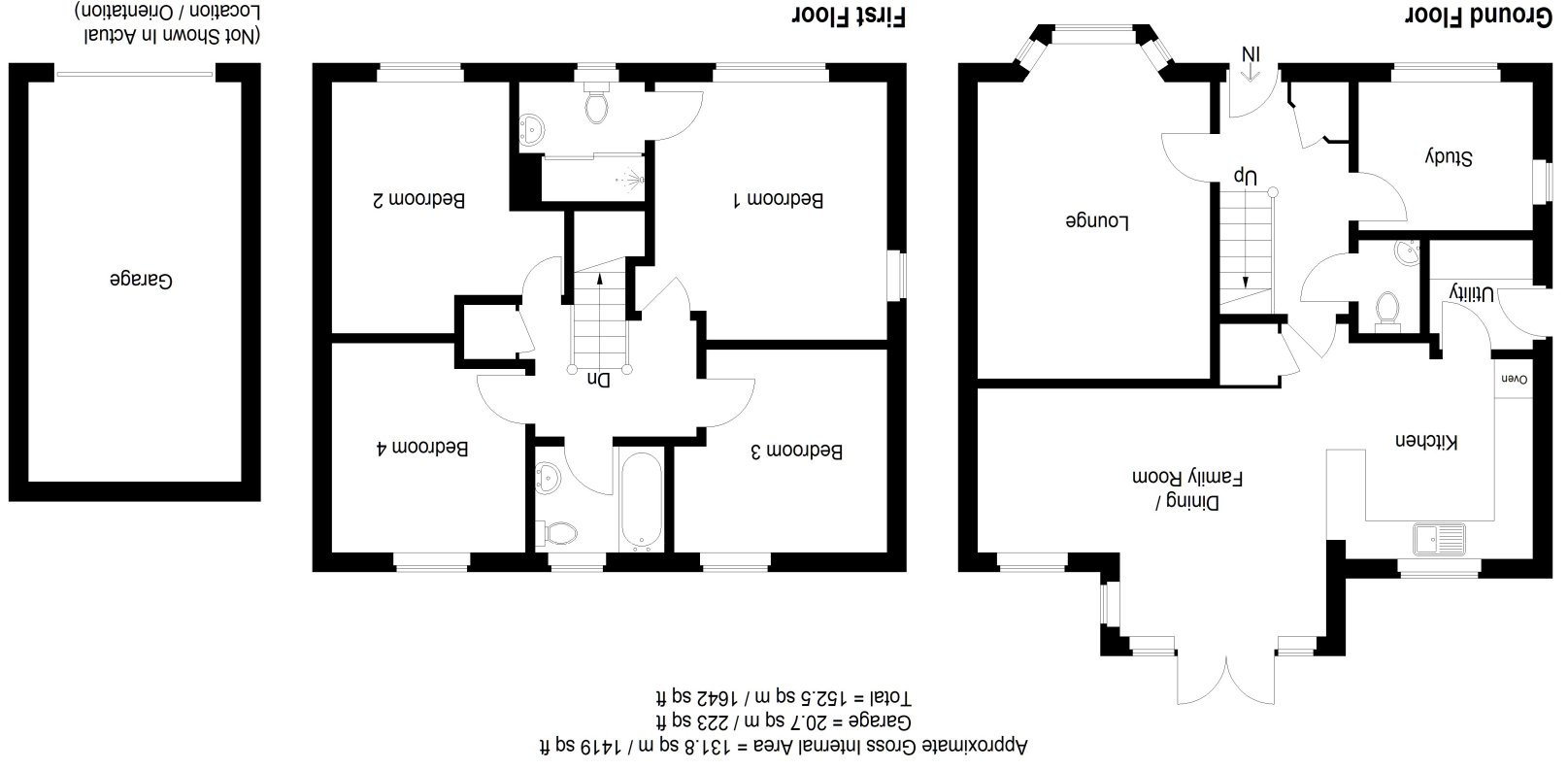
St Neots 32 Market Square Kimbolton
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Kimbolton 24 High Street Cashel House
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst 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. (ID1037054)



- David Wilson Built Home
- Four Double Bedrooms
- Stunning 28' Kitchen/Family Room
- Mature Rear Garden
- Popular Village Position

- Three reception rooms
- En Suite To Principal Bedroom
- Three Reception Rooms
- Garaging And Driveway



Composite Panel Front Door To

Reception Hall

13' 0" x 6' 10" (3.96m x 2.08m)

Stairs to first floor, double panel radiator, cloaks cupboard housing consumer unit and storage space, central heating thermostat, Amtico flooring, inner door to

Living Room

16' 5" x 12' 1" (5.00m x 3.68m)

UPVC bay window to front aspect, two double panel radiators, TV point, telephone point.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, corner wash hand basin with mono bloc mixer tap, tiling, extractor, Amtico flooring.

Study

9' 2" x 7' 8" (2.79m x 2.34m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator.

Kitchen/Breakfast Room

28' 4" x 16' 1" (8.64m x 4.90m)

An impressive light open plan contemporary space incorporating **Dining Room** and **Family Room**, two double panel radiators, two UPVC bay windows and French doors accessing garden terrace, two UPVC windows to garden aspect, under stairs storage cupboard with hanging and storage, fitted in a range of base and wall mounted gloss white cabinets with complementing work surfaces and up-stands, single drainer stainless steel sink unit with mixer tap, central dividing peninsular unit incorporating breakfast bar and base units, integral automatic dishwasher, five ring gas hob with suspended stainless steel extractor above, double electric oven, appliance spaces, fridge/ freezer, Amtico flooring.

Utility Room

6' 2" x 5' 8" (1.88m x 1.73m)

UPVC door to side aspect, double panel radiator, base and wall mounted units with work surfaces and up-stands, appliance spaces, concealed gas fired central heating boiler serving hot water system and radiators, extractor unit, Amtico flooring.

First Floor Galleried Landing

Access to insulated loft space, double panel radiator, airing cupboard housing pressurised hot water system and shelving.

Principal Bedroom

12' 9" x 12' 6" (3.89m x 3.81m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, inner door to

En Suite Shower Room

7' 10" x 5' 11" (2.39m x 1.80m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, extensive tiling, shaver point, chrome heated towel rail, UPVC window to front aspect, Amtico flooring.

Bedroom 2

12' 3" x 11' 8" (3.73m x 3.56m)

UPVC window to front aspect, double panel radiator, wardrobe recess.

Bedroom 3

10' 11" x 9' 2" (3.33m x 2.79m)

UPVC window to rear aspect, double panel radiator.

Bedroom 4

10' 11" x 9' 0" (3.33m x 2.74m)

UPVC window to rear aspect, double panel radiator.

Family Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, panel bath with mixer tap, folding screen and independent shower unit fitted over, UPVC window to garden aspect, extractor, double panel radiator, Amtico flooring.

Outside

The frontage is lawned stocked with shrubs. The driveway is positioned to the side and gives provision for two vehicles accessing the **Single Garage** with single up and over door, power and lighting. To the rear there is an extensive paved terrace, shaped lawns edged in timber sleepers and planters, outside tap, lighting and power, gated access to the driveway. The garden is enclosed by panel fencing and offers a reasonable degree of privacy.

Tenure

Freehold

Estate Management Fees - TBC

Council Tax Band - E

