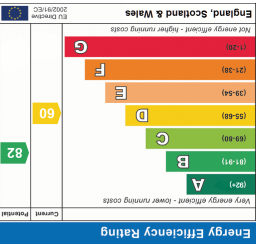
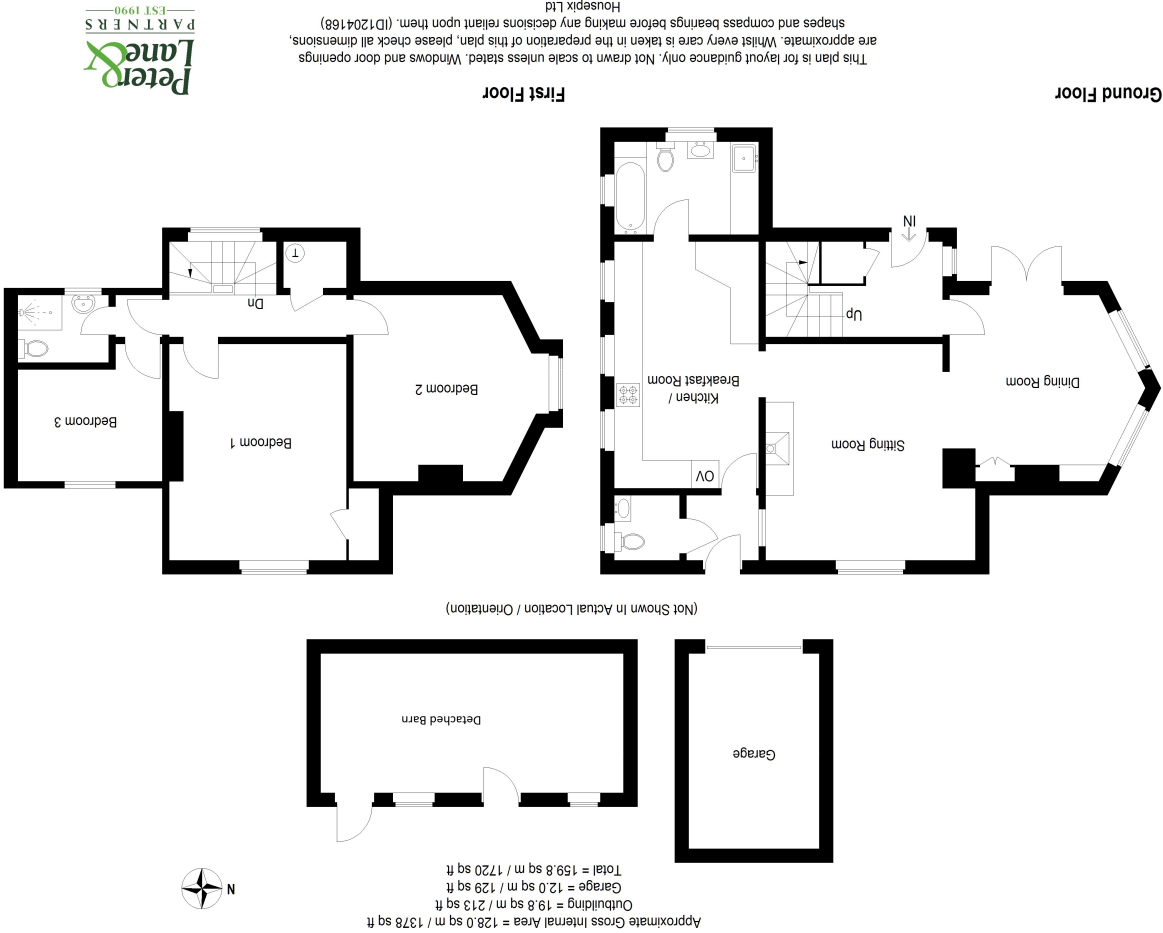


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Huntingdon St Neots 60 High Street Huntingdon Tel : 01480 414800
St Neots 32 Market Square St Neots Tel : 01480 406400
Kimbolton 24 High Street Kimbolton 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



- Individual Mid Victorian Family Home
- Re-Fitted Kitchen/Breakfast Room
- New Bathroom/Utility Room
- Detached Garaging
- No Forward Chain

- Three Bedrooms And En Suite Shower Room
- Generous Living Accommodation With A Notable Dining Room
- Detached Workshop
- Stunning Mature Gardens

Heavy Panel Front Door To

Reception Hall

13' 7" x 7' 6" (4.14m x 2.29m)

Double panel radiator, stairs to first floor, tongue and groove panel work, understairs storage cupboard with shelving and storage and sealed unit window to garden aspect, coats hanging area.

Dining Room

14' 1" x 12' 10" (4.29m x 3.91m)

An interesting, irregular shaped room with French doors to garden terrace, two sealed unit windows to side and rear aspects, fixed display shelving, base mounted cabinet, corning to ceiling, double panel radiator, open access to

Sitting Room

15' 0" x 12' 5" (4.57m x 3.78m)

Sealed unit window to side aspect, central feature fireplace with carved timber surround, exposed internal brickwork and tiled hearth with inset wood burner, wall light points, TV point, telephone point, double panel radiator, coving to ceiling.

Kitchen

17' 2" x 10' 6" (5.23m x 3.20m)

Three sealed unit picture windows to side aspect, re-fitted in a range of Shaker style base and wall mounted cabinets in Sage, decorative re-tiled surrounds, drawer units, pan drawers, two stool peninsular unit, ceramic tiled flooring, a selection of integrated appliances incorporating microwave, twin electric ovens, automatic dishwasher, five ring ceramic hob with suspended stainless steel extractor unit fitted above, single drainer one and a half bowl resin sink unit with directional mixer tap, fridge freezer, shelved underlit pantry, wine rack, fixed display shelving.

Bathroom/Utility Room

10' 3" x 6' 5" (3.12m x 1.96m)

A double aspect room with sealed unit windows to side and rear aspects, fitted in a four piece range of white sanitary-ware comprising low level WC, pedestal wash hand basin, panel bath with folding screen and hand mixer shower, extensive tiling with contour border tiling, inset Butler sink unit, appliance spaces, extractor, heated towel rail, ceramic tiled flooring.

Inner hall

6' 3" x 6' 0" (1.91m x 1.83m)

Part vaulted ceiling line with Velux window to front aspect, ceramic tiled flooring, coats hanging area, fanlight panel door to rear garden, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, chrome heated towel rail, ceramic tiled flooring, extractor, wall light points.

First Floor Landing

Sealed unit picture window to front aspect, tongue and groove panel-work, airing cupboard with hot water cylinder and shelving.

Bedroom 1

15' 5" x 12' 10" (4.70m x 3.91m)

Sealed unit bay window to side aspect, two double panel radiators, fixed display shelving, base mounted.

Bedroom 2

15' 0" x 11' 3" (4.57m x 3.43m)

Sealed unit window to front aspect, double panel radiator, wardrobe with hanging and storage, shelf units, telephone point.

Bedroom 3

11' 2" x 7' 11" (3.40m x 2.41m)

Sealed unit window to front aspect, double panel radiator, access to insulated loft space.

En Suite Shower Room

8' 0" x 4' 9" (2.44m x 1.45m)

Fitted in a three piece white suite comprising low level WC, over-sized screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin, ceramic tiled flooring, heated towel rail, shaver light point.

Outside Front

The house stands in a pleasant, hard landscaped garden with extensive brick paviour driveway giving provision for four to five vehicles, a paved terrace, a small area of lawn, outside tap, lighting. The garden is enclosed by mature evergreen hedging offering a good degree of privacy with wrought iron railings to the front. There is a **Detached Garage** with single up and over door, power and lighting with panel fencing to the front.

Outside Rear

There is an additional garden positioned to the rear of the adjacent houses offering a **Detached Workshop** measuring 21' 4" x 9' 1" (6.50m x 2.77m) with picture windows and two doors to garden aspect offering a range of versatile uses, it has power and lighting, there's **Garden Cloakroom** fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin and window to front aspect. The gardens are beautifully stocked and mature with heavily stocked shrub and flower borders, areas of lawn, fountain with water feature and ornamental pond, outside lighting. There are some shared rights of way with adjacent properties.

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

