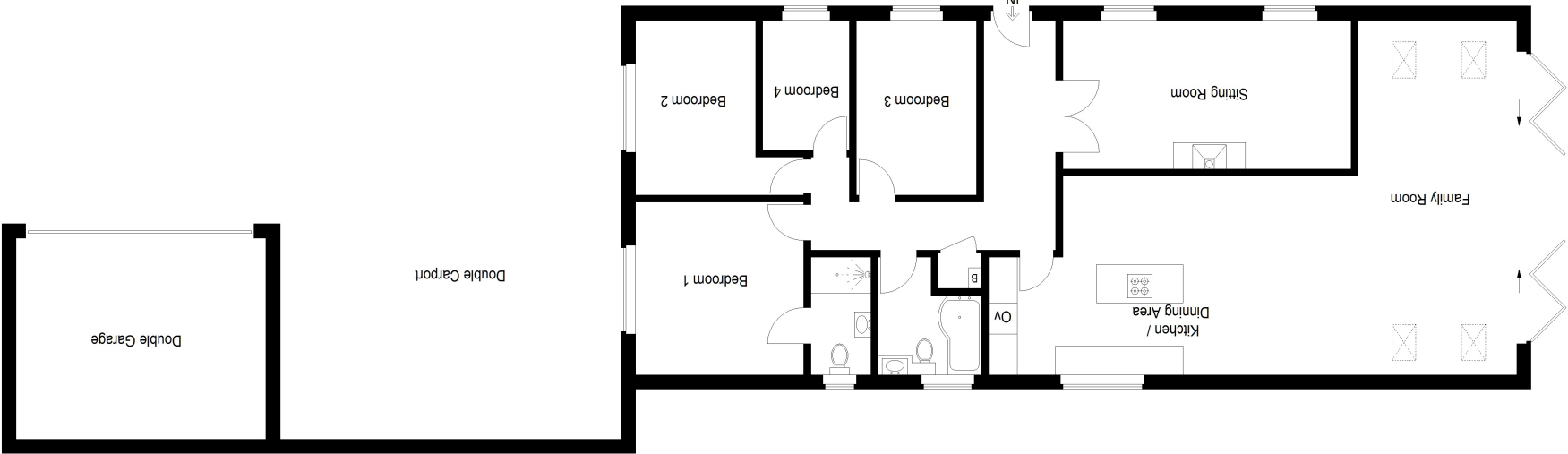


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1209444)

Housepix Ltd



Approximate Gross Internal Area
137.2 sq m / 1477 sq ft
Double Garage = 22.3 sq m / 240 sq ft
Total = 159.5 sq m / 1717 sq ft



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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 therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

Rusts Lane, Alconbury PE28 4DN

Guide Price £625,000

- Stunningly Presented Single Level Accommodation
- Impressive 34' Kitchen/Family Room
- Double Garaging And Car Port
- Immaculate Presentation Throughout
- Four Bedrooms With En Suite To Principal Bedroom
- Quality Sanitaryware Throughout
- Landscaped Private Gated Gardens
- Non Estate Village Position

Composite Front Door Accessing

Reception Hall

16' 7" x 16' 0" (5.05m x 4.88m)

Contemporary anthracite vertical radiator, recessed lighting, coving to ceiling, LVT flooring in herringbone pattern, airing cupboard housing gas fired central heating boiler serving hot water system and radiators, coats hanging area.

Family Bathroom

8' 11" x 7' 1" (2.72m x 2.16m)

Beautifully fitted in a range of quality white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, 'P' shaped panel bath with shower screen and independent multi head shower unit over, full porcelain tiling, heated towel rail, porcelain floor tiling, recessed lighting, coving to ceiling, UPVC window to side aspect, under-lit vanity mirror.

Principal Bedroom

12' 2" x 11' 8" (3.71m x 3.56m)

UPVC window to front aspect, recessed lighting, coving to ceiling, anthracite vertical contemporary radiator.

En Suite Shower Room

Fitted in a three piece range of quality white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower fitted over, full porcelain tiling, heated towel rail, porcelain floor tiling, extractor, recessed lighting, UPVC window to side aspect.

Bedroom 2

12' 0" x 11' 5" (3.66m x 3.48m)

UPVC window to front aspect, contemporary radiator, coving to ceiling, recessed lighting.

Bedroom 3

12' 0" x 7' 10" (3.66m x 2.39m)

UPVC window to side aspect, contemporary radiator, recessed lighting, coving to ceiling.

Bedroom 4/Study

8' 11" x 6' 0" (2.72m x 1.83m)

UPVC window to side aspect, recessed lighting, coving to ceiling.

Sitting Room

18' 1" x 11' 11" (5.51m x 3.63m)

UPVC windows to side aspect, vertical contemporary radiator, decorative panel-work, central fireplace recess with inset wood burner, slate hearth and timber bressumer over, coving to ceiling.

Kitchen/Breakfast/Family Room

34' 5" x 24' 3" (10.49m x 7.39m)

A light contemporary open plan extended space with part vaulted ceiling line, bi-fold doors to garden terrace, LVT herringbone floor, decorative panel-work, recessed lighting, fitted in a range of handle less base and wall mounted cabinets topped in Quartz with up-stands, inset one and a half bowl sink unit with mixer tap, UPVC window to side aspect, vertical anthracite contemporary radiator, central island work station incorporating four stool breakfast bar, induction Samsung hob, pan drawers, under unit lighting, a selection of integrated appliances incorporating wine cooler, automatic washing machine, automatic dishwasher, fridge freezer, combination microwave, electric oven, larder units, coving to ceiling.

Outside

The property is approached via an electrically operated cantilever gate leading to an extensive brick paved driveway. There is a **Car Port** measuring 23' 7" x 18' 1" (7.19m x 5.51m) giving covered parking provision for three large vehicles, there is an additional parking area and ample turning area, outside lighting and an **Oversized Garage** measuring 18' 10" x 17' 2" (5.74m x 5.23m) with electrically operated sectional security door, power, lighting, eaves storage space, private door to side. The rear garden is pleasantly arranged and thoughtfully landscaped with an extensive brick paviour terrace enclosed by low retaining brick walling, several areas of lawn, gated access to the front, a child's play area enclosed by picket fencing and a covered terrace, an ideal spot for hot tub or alfresco dining, timber summer house and the garden is enclosed by a combination of panel fencing and maturing ornamental Beech trees.

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

