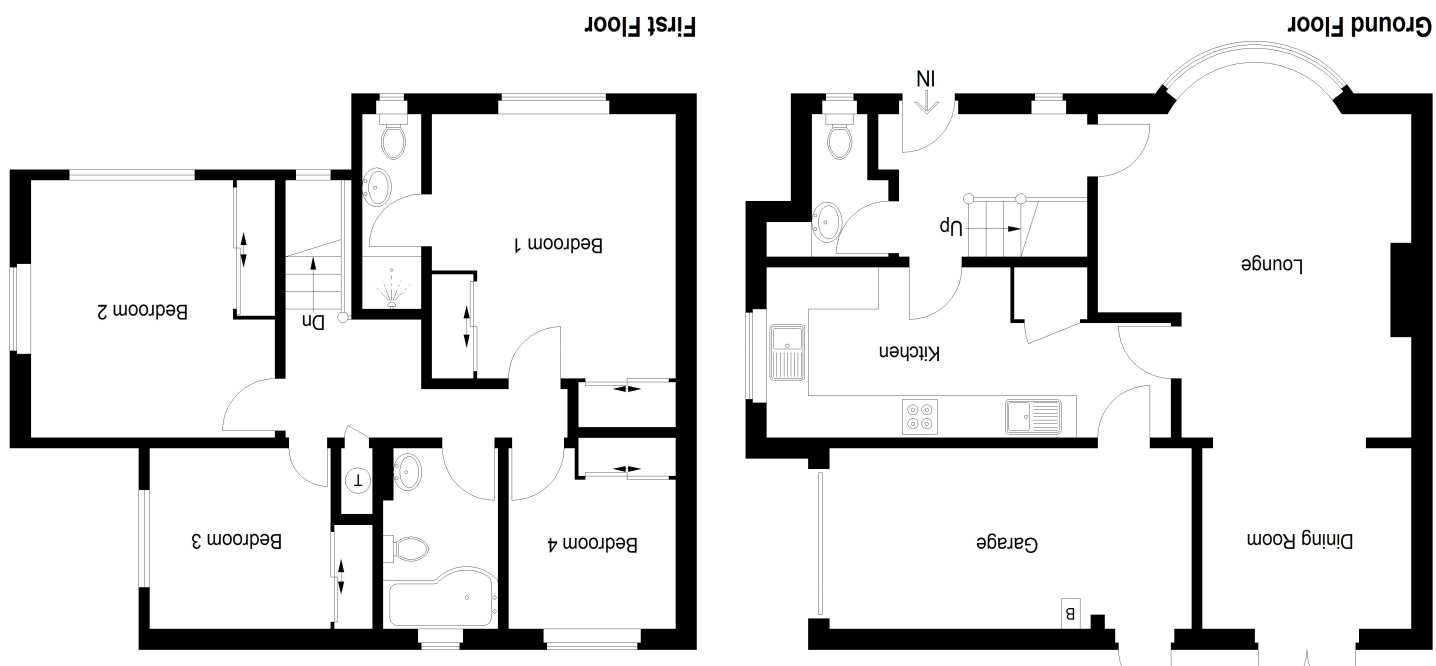


Huntingdon branch: 01480 414800
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Huntingdon 60 High Street, St Neots, Huntingdon, Tel: 01480 414800
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Kimbolton 24 High Street, Kimbolton, Tel: 01480 860400
Mayfair Office Cashel House, 15 Thayer St, London, Tel: 0870 112 7099

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. (ID1048341)
Housepix Ltd



Approximate Gross Internal Area (Including Garage) = 126.4 sq m / 1361 sq ft



- Highly Desirable Hinchingsbrooke Park
- Ensuite Shower Room
- Garage And Off Road Parking
- Fantastic Outlook
- Excellent Transport Links

- Four Bedrooms
- Living And Separate Dining Room
- Corner Plot Position
- Walking Distance Of Hospital, Schooling And Rail Station
- No Forward Chain



Composite Double Glazed Door To

Reception Hall

Double glazed window to front aspect, coving to ceiling, radiator, laminate flooring, under stairs storage recess.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

Living Room

15' 5" x 14' 8" (4.70m x 4.47m)

Double glazed walk in bay window to front aspect, coving to ceiling, radiator, central feature fireplace with inset gas fire, laminate flooring, arch way to

Dining Room

9' 6" x 8' 4" (2.90m x 2.54m)

Double glazed French doors to rear aspect, coving to ceiling, radiator, laminate flooring.

Kitchen

17' 7" x 9' 1" (5.36m x 2.77m)

Double glazed window to side aspect, fitted in a range of base and wall mounted units with complementing work surfaces, drawer units, stainless steel single drainer double sink unit with mixer tap, additional sink unit, complementing tiling, integrated electric oven and gas hob with cooker hood over, space and plumbing for washing machine, storage cupboard, tiled flooring, radiator.

First Floor Landing

Circular window to front aspect, access to loft space, airing cupboard housing hot water cylinder with shelving.

Principal Bedroom

12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed window to front aspect, radiator, two double built in wardrobes with sliding mirror doors, hanging and shelving.

En Suite Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, tiled surrounds, radiator.

Bedroom 2

11' 7" x 11' 3" (3.53m x 3.43m)

A double aspect room with double glazed windows to front and side aspects, radiator, double built in wardrobe with sliding mirror doors.

Bedroom 3

8' 7" x 8' 3" (2.62m x 2.51m)

Double glazed window to side aspect, radiator, double built in wardrobe with sliding mirror doors.

Bedroom 4

7' 8" x 7' 8" (2.34m x 2.34m)

Double glazed window to rear aspect, radiator, double built in wardrobe with sliding mirror doors.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, 'P' shaped panel path with shower unit over, complementing tiling, tiled flooring, radiator.

Outside

The property is situated on a corner plot with the front garden being laid to lawn with shrub borders and outside lighting. The block paved driveway provides off road parking for two vehicles leading to the **Integral Single Garage** measuring 16' 5" x 8' 6" (5.00m x 2.59m) with UPVC double glazed personal door to side, power and lighting. The rear garden has a patio seating area, decked seating area, areas of lawn with shrub borders and garden shed.

Tenure

Freehold

Council Tax Band - E

