

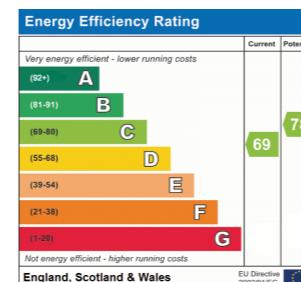


Brigland Close, Stukeley Meadows PE29 6GF

Guide Price £395,000



- Beautifully Presented Family Home
- Four Bedrooms With En Suite To Principal Bedroom
- Re-Fitted Kitchen
- Re-Fitted Shower Room And Cloakroom
- Landscaped Gardens
- Single Garage And Three Car Driveway
- Open Aspect To Rear
- Popular Estate Location



**Peter & Lane**  
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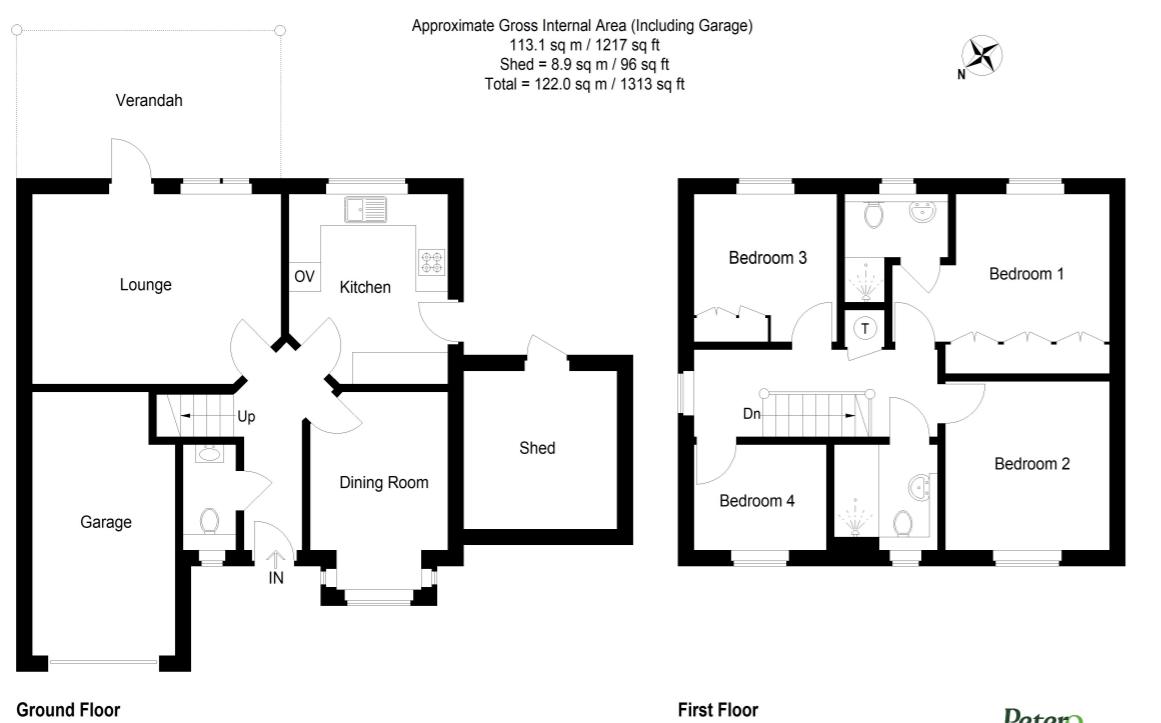
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1274818)  
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## Glazed Composite Panel Door To

### Entrance Hall

13' 7" x 6' 0" (4.14m x 1.83m)

Stairs to first floor, LVT flooring, single panel radiator, coving to ceiling.

### Cloakroom

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, full ceramic tiling, vinyl floor covering, UPVC window to front aspect.

### Sitting Room

14' 7" x 11' 9" (4.45m x 3.58m)

UPVC window and glazed door to garden terrace, TV point, telephone point, double panel radiator, central feature fireplace with moulded timber surround and inset electric fire.

### Dining Room

12' 4" x 9' 0" (3.76m x 2.74m)

UPVC bay window to front aspect, single panel radiator, laminate flooring, coving to ceiling.

### Kitchen

11' 9" x 9' 10" (3.58m x 3.00m)

Beautifully re-fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, UPVC window to rear aspect and UPVC door to side aspect, drawer units, pan drawers, recessed lighting, coving to ceiling, concealed gas fired central heating boiler serving hot water system and radiators, single drainer resin sink unit with directional mixer tap, plumbing for automatic dishwasher, composite flooring.

### First Floor Galleried Landing

UPVC window to side aspect, single panel radiator, airing cupboard housing hot water cylinder and shelving.

### Principal Bedroom

12' 6" x 9' 5" (3.81m x 2.87m)

UPVC window to rear aspect, radiator, extensive wardrobe range with hanging and storage.

### En Suite Shower Room

6' 11" x 6' 1" (2.11m x 1.85m) Fitted in a three piece white suite comprising low level WC with concealed cistern, screened shower enclosure, vanity wash hand basin, UPVC window to rear aspect, shaver light point.

## Bedroom 2

10' 6" x 9' 7" (3.20m x 2.92m)

UPVC window to front aspect, radiator.

## Bedroom 3

9' 4" x 8' 10" (2.84m x 2.69m)

UPVC window to rear aspect, single panel radiator, wardrobe range with hanging and storage.

## Bedroom 4

8' 2" x 6' 9" (2.49m x 2.06m)

UPVC window to front aspect, radiator.

## Family Shower Room

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, under lit vanity mirror, heated towel rail, vinyl flooring, screened oversized shower enclosure with independent shower unit fitted over, recessed lighting, extractor, full ceramic tiling, UPVC window to front aspect.

## Outside

The front garden has an area of lawn enclosed by picket fencing and established shrubs. There is parking provision for two or more vehicles accessing the **Single Garage** with single up and over door, power and lighting. The rear garden is thoughtfully landscaped and pleasantly arranged with an extensive paved terrace enclosed by timber sleepers leading on to areas of established lawn, a selection of ornamental shrubs and trees, timber constructed planters, covered seating area, an area of decking offering a pleasant covered seating area. The garden is enclosed by a combination of panel fencing and trellis work with outside tap, lighting and gated access to the front offering a good degree of privacy.

## 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