

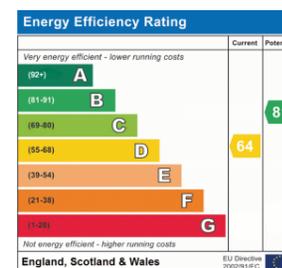


2 Nightingale Close, Hartford PE29 1SQ

Guide Price £400,000



- Versatile Extended Chalet Home
- Three/Four Bedrooms
- Sitting Room And Separate Dining Room
- Kitchen/Breakfast Room
- Single Garaging And Private Driveway
- Lovely Open Aspect To The Front
- Popular Estate Location
- No Forward Chain And Immediate Vacant Possession



Peter Lane & PARTNERS
EST 1990

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



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. (ID1287315)
Housepix Ltd



UPVC Double Glazed Front Door To

Reception Hall

Stairs to first floor, laminate flooring, radiator with decorative cover, coving to ceiling, understairs recess, shelved storage cupboard.

Bedroom 3

15' 3" x 11' 11" (4.65m x 3.63m)

UPVC bow window to front aspect, central feature fireplace with moulded timber surround and inset electric fire, radiator with decorative cover, coving to ceiling.

Bedroom 4/Study

8' 9" x 8' 1" (2.67m x 2.46m)

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

Family Bathroom

8' 2" x 6' 11" (2.49m x 2.11m)

Re-fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with monobloc mixer tap and cabinet storage, chrome heated towel rail, UPVC window to side aspect, porcelain floor tiling, panel 'P' shaped bath with folding shower screen, mixer tap and independent shower unit fitted over, coving to ceiling.

Kitchen/Breakfast Room

14' 11" x 7' 9" (4.55m x 2.36m)

Central peninsular unit incorporating three stool breakfast bar and fitted in a range of base and wall mounted units with work surfaces and re-tiled surrounds, integral electric oven and gas hob with suspended extractor fitted above, single drainer stainless steel one and a half bowl sink unit with mixer tap, a double aspect room with UPVC window to garden aspect and UPVC door to side aspect, ceramic tiled flooring, single panel radiator, dado rail, appliance spaces, drawer units, pan drawers, concealed gas fired central heating boiler serving hot water system and radiators.

Dining Room

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

Double panel radiator, coving to ceiling, glazed internal doors access

Living Room

19' 1" x 11' 10" (5.82m x 3.61m)

A light double aspect room with UPVC windows to side and rear aspects, glazed door to garden terrace, TV point, telephone point, laminate flooring, coving to ceiling.

First Floor Landing

Access to insulated loft space.

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, porcelain floor tiling, UPVC window to rear aspect, coving to ceiling.

Bedroom 1

15' 1" x 10' 7" (4.60m x 3.23m)

UPVC window to front aspect, eaves storage cupboard, radiator, coving to ceiling.

Bedroom 2

14' 2" x 12' 2" (4.32m x 3.71m)

Laminate flooring, radiator, UPVC window to front aspect, extensive wardrobe range with hanging and storage.

Outside

The front garden is enclosed by evergreen hedging and low retaining brick walling, primarily lawned with gated access to the rear. The rear garden is pleasantly arranged with an extensive gravel and chipping driveway with double timber gates to the side. There is prepared lawns, a selection of ornamental shrubs and evergreens enclosed by a combination of fencing offering a good degree of privacy. There is a driveway sufficient for one large vehicle accessing the **Single Garage** which has up and over door, power and lighting.

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

