



Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
St. Neots	Kimbolton	15 Thayer St, London	
Tel : 01480 414800	Tel : 01480 406400	Tel : 0870 112 7099	



- Rarely Available Location
- Grade II Listed
- En Suite Shower Room And Cloakroom
- Stunning Kitchen/Dining Room

- Beautiful 17th Century Cottage
- Four Bedrooms
- Living Room With Wood Burner
- Accommodation Over Three Floors



Timber Door To

Living Room

15' 4" x 12' 0" (4.67m x 3.66m)

A double aspect room with windows to front and side aspects, beam work to ceiling, stud work, two radiators, beautiful inglenook fire place with timber bressumer over and inset wood burning stove, with tiled hearth, stairs to first floor, timber flooring, latch door to

Inner Lobby

6' 11" x 4' 2" (2.11m x 1.27m)

Timber flooring, door to

Cloakroom

Window to side aspect, fitted in a contemporary style two piece suite comprising low level WC, wash hand basin, complementing tiling, recessed down lighters, timber flooring, glass block feature wall.

Kitchen/Dining Room

24' 10" x 10' 2" (7.57m x 3.10m)

Beam work to ceiling, timber work to walls, fitted in a range of contemporary base, drawer and wall mounted units, plinth and under unit lighting, complementing quartz work surface with up-stander and tiled surrounds, Butler sink unit with mixer tap, integrated dishwasher, space for range style cooker, space for slim line wine cooler, radiator, breakfast bar, wall light points, double glazed window to rear aspect, two Velux windows, timber flooring.

Utility Area

11' 2" x 6' 1" (3.40m x 1.85m)

Window to side aspect, recessed down lighters, radiator, space and plumbing for washing machine, space for fridge freezer, timber flooring.

Snug Area

12' 6" x 9' 7" (3.81m x 2.92m)

Radiator, two Velux windows, double glazed window to side aspect, and double glazed French doors to rear, timber flooring.

First Floor Landing

Split stair case leading to **Master Bedroom**, radiator, timber work, stairs to second floor, under stairs storage cupboard.

Master Bedroom

12' 7" x 12' 2" (3.84m x 3.71m)

Window to front aspect, timber work and stud work, radiator.

En Suite Shower Room

Fitted in a contemporary style three piece suite comprising low level WC, surface mounted wash hand basin, shower cubicle, complementing tiling, timber work, recessed down lighters, chrome heated towel rail, tiled flooring.

Family Bathroom

Window to side aspect, recessed down lighters, beam and stud work, fitted in a contemporary suite comprising low level WC with concealed cistern, wash hand basin, panel bath with shower unit over with drench style shower head and shower screen, vinyl flooring, chrome heated towel rail.

Bedroom 2

11' 10" x 8' 5" (3.61m x 2.57m)

Window to rear aspect, radiator, built in wardrobe with hanging and housing central heating boiler serving hot water system and radiators.

Bedroom 3

11' 2" x 7' 10" maximum (3.40m x 2.39m)

Window to rear aspect, radiator, built in wardrobes with shelving and storage.

Second Floor Landing

Leading to

Bedroom 4

12' 10" x 8' 6" (3.91m x 2.59m)

A double aspect room with windows to front and rear aspects, sloping ceilings with restricted head height, radiator, eaves storage cupboard.

Outside

The rear courtyard garden is fully enclosed by brick walling, storage shed, paved patio area and decked terrace.

Tenure

Freehold

Council Tax Band - D

