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# Peter Lane PARTNERS ——EST 1990—— **Town & Country**

# Warboys Road, Old Hurst PE28 3AA

- Individual Family Residence
- Living Room, Dining Room And Study
- Third Of An Acre Garden (subject to survey)
- Non Estate Village Location

# Guide Price £675,000

- Four Bedrooms With En Suite To Principal Bedroom
- Kitchen/Breakfast Room And Utility Room
- Detached Double Garaging
- No Forward Chain









# **Recessed Entrance Porch To**

Heavy panel stained glass door to

### **Reception Hall**

18' 9" x 14' 10" (5.71m x 4.52m) Stairs extending to first floor, wall light points, double panel radiator, Karndean floor covering, Bedroom 3 understairs storage cupboard.

### Cloakroom

6'7" x 5' 6" (2.01m x 1.68m) Re-fitted in a two piece white contemporary suite comprising low level WC with concealed cistern, cabinet storage, vanity wash hand basin and tiled surrounds, UPVC window to front aspect, chrome heated towel rail, ceramic tiled flooring.

### Study

11' 4" x 6' 3" (3.45m x 1.91m)

Karndean flooring, double panel radiator, sealed unit window to front aspect, fixed display shelving, cupboard housing fuse box and master switch

### Sitting Room

23' 2" x 16' 2" (7.06m x 4.93m)

A light triple aspect room with UPVC windows to front and side aspects, French doors to garden terrace, two double panel radiators, TV point, telephone point, wall light points, central inglenook fireplace with timber bressumer above, exposed herringbone brickwork chimney feature with inset wood burner.

### **Dining Room**

14' 9" x 10' 8" (4.50m x 3.25m) Double panel radiator, UPVC window to rear aspect, inner door to

### Kitchen/Breakfast Room

18' 10" x 14' 9" (5.74m x 4.50m)

Re-fitted in a range of Shaker style base and wall mounted cream cabinets with complementing Corian work surfaces and up-stands, double panel radiator, recessed lighting, coving to ceiling, single panel radiator, ceramic tiled flooring, appliance spaces, space for American style fridge freezer, larder units, drawer units, pan drawers, plumbing for automatic dishwasher, inset one and a half bowl sink unit with directional mixer tap and water softene beneath, space for cooking range (available by separate negotiation), with suspended Stoves extractor unit fitted above, a triple aspect room with UPVC windows to two side aspects and French doors to garden terrace, under unit lighting.

### Laundry Room

10' 2" x 7' 3" (3.10m x 2.21m)

Fitted in a range of base units with work surfaces, appliance spaces, radiator, ceramic tiled flooring, window to front aspect and glazed door to side, base mounted oil fired central heating boiler serving hot water system and radiators, larder unit.

# **First Floor Galleried Landing**

Inner door to

### Bedroom 2

14' 11" x 11' 1" (4.55m x 3.38m) A double aspect room with sealed unit windows to side and rear aspect, single panel radiator, eaves storage cupboards, wardrobe with hanging and storage space.

10' 5" x 9' 4" (3.17m x 2.84m) Sealed unit window to garden aspect, radiator, wardrobe with hanging and storage.

### Bedroom 4

10' 2" x 9' 2" (3.10m x 2.79m)

Sealed unit window to front aspect, radiator. Currently utilised as a Dressing Room with an extensive range of furniture incorporating wardrobe ranges, fixed display shelving, drawer units and storage units

### **Family Bathroom**

10'9" x 7' 2" (3.28m x 2.18m)

Re-fitted in a range of white sanitaryware comprising low level WC with concealed cistern, extensive cupboard storage, inset vanity sink unit with mixer tap, sealed unit picture windows to rear aspect, recessed lighting, ceramic tiling with contour border tiles, screened shower enclosure with independent multi head shower fitted over, panel bath with mixer tap hand shower, recessed lighting, chrome heated towel rail, LVT flooring.

### **Oversized Detached Double Garage**

20' 4" x 18' 8" (6.20m x 5.69m)

Retaining twin up and over doors, power, lighting, separate fuse box and private door to the side. Currently sub-divided to provide two separate spaces previously used as a music studio but would offer a range of other versatile uses including a working from home space.

### **Outside Front**

The property stands in large, mature and private surrounding gardens extending to approximately one third of an acre (stms). There is an extensive gravelled driveway giving provision for six vehicles accessing the garaging as described, The frontage is heavily stocked with beautiful rose beds and ornamental trees enclosed by low brick walling to the front. Trellis work sub-divides the frontage and leads on to a separate area of lawn with a further

### **Outside Rear**

The gardens extend to the rear with secure gated access with an extensive paved terrace, areas of paving, timber shed, outside tap and lighting. The borders are edged in timber sleepers stocked with ornamental shrubs, flower beds with several notable trees, there are established rose beds, a beautifully trained Pear tree, a natural pond stocked with an array of water plants with a timber decked terrace, a lovely al fresco covered dining area with lighting and power measuring 12' 8" x 9' 5" (3.86m x 2.87m) finished in decking with vaulted ceiling. The gardens are enclosed by well established boundaries and offer 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