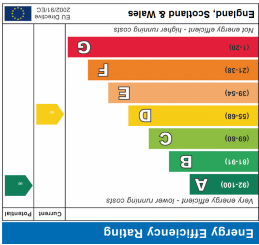


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





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

<b>Huntingdon</b>	<b>St Neots</b>	<b>Kimbolton</b>	<b>Mayfair Office</b>
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099





- Stunningly Positioned Semi Rural Family Home
- Quiet And Tranquil Location
- Open Plan Kitchen/Family Space
- Outbuildings With A Multitude Of Uses
- Panoramic Countryside Views
- Generous Four Bedroom Accommodation
- Secluded Gardens With Cart Barn/Car Port
- Versatile Character Accommodation

**UPVC Panel Front Door To**

**Reception Hall**

Stairs to first floor, composite floor covering, under stairs storage, central heating thermostat, security system, double panel radiator.

**Family Shower Room**

Re-fitted in a contemporary range of white sanitary ware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, heated towel rail, contemporary radiator, over sized screened shower enclosure with independent shower unit fitted over, extractor, ceramic tiled flooring, recessed lighting.

**Study/Bedroom 5**

9' 9" x 7' 11" (2.97m x 2.41m)

UPVC window to garden aspect, double panel radiator, part vaulted ceiling, fuse box and master switch.

**Kitchen/Dining Room**

16' 3" x 8' 2" (4.95m x 2.49m)

Fitted in a range of white Shaker style base and wall mounted cabinets with complementing work surfaces and tiled surrounds, single drainer stainless steel sink unit with mixer tap, appliance spaces, central peninsular work surface/breakfast bar with drawer units and pan drawers, electric cooker point with bridging unit and extractor fitted above, integral wine rack, double panel radiator.

**Dining Room**

16' 2" x 11' 7" (4.93m x 3.53m)

Double panel radiator, UPVC window to garden aspect, central fire place recess with inset burner and slate hearth.

**Boot Room/Utility Room**

12' 10" x 5' 8" (3.91m x 1.73m)

Fitted in a range of base and wall mounted units with appliance spaces and drawer units, of brick based double glazed construction with double poly carbonate roofing, door to garden terrace.

**Sitting Room**

21' 2" x 16' 5" (6.45m x 5.00m)

A light double aspect room with UPVC windows to two rear aspects and sliding double glazed patio doors to garden terrace, central fire place recess with slate hearth and inset multi fuel burner and timber bressumer above, TV point, telephone point, two double panel radiators, Morello flooring.

**First Floor Landing**

Access to loft space, double panel radiator.

**Master Bedroom**

15' 4" x 11' 9" (4.67m x 3.58m)

UPVC window to garden aspect, double panel radiator, extensive range of furniture incorporating over bed bridging units, bedside drawers and wardrobe range, dressing table, double panel radiator.

**Bedroom 2**

16' 5" x 8' 5" (5.00m x 2.57m)

UPVC window to garden aspect, double panel radiator, wardrobe recess,.

**Bedroom 3**

15' 1" x 8' 5" (4.60m x 2.57m)

UPVC window to side aspect, double panel radiator.

**Bedroom 4**

8' 3" x 7' 5" (2.51m x 2.26m)

UPVC window to side aspect, radiator.

**Family Bathroom**

Re-fitted in a quality three piece suite comprising low level WC, panel bath with hand mixer shower, over sized vanity wash hand basin with drawer units and cabinet storage, shaver point, composite floor covering, UPVC window to rear aspect, double panel radiator.

**Outside**

The property stands in beautifully prepared and private grounds in excess of a third of an acre (stms). there are double five bar gates accessing the extensive gravel drive way to the front which is enclosed by panel fencing, mature evergreen screening and hedgerow. There is an over sized **Double Car Port** with vaulted ceilings giving parking for two large vehicles, external lighting, CCTV, a sleeper edged planter and gated access to both sides of the property. The rear garden is primarily lawned with an extensive paved terrace, timber pergola, external tap and lighting, a selection of ornamental trees and the garden is enclosed by new panel fencing painted in contemporary grey with open field views to three aspects. The gardens are sub-divided to provide a timber sleeper edged vegetable bed enclosed by panel fencing with some areas of lawn backing on to open fields. To the side of the property is an extensive paved courtyard with a pleasant aspect enclosed by panel fencing and evergreen screening. There is a large selection of **Outbuildings** incorporating a large timber work shop and kennels. The property is served by a septic tank and has oil fired central heating.

**Tenure**

Freehold

Council Tax Band - F

