



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
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099



Main Street, Upton PE28 5YF

Guide Price £475,000

- An Impressive Detached Bungalow
- Re-Fitted Kitchen/Breakfast Room And Utility Room
- Flexible Accommodation
- Integral Garage With Ample Off Road Parking
- Desirable Village Location With Excellent Transport Links

- Three Double Bedrooms
- Re-Fitted Cloakroom And Family Shower Room
- Beautiful Gardens With Field Views To Rear
- Vastly Improved And Updated By The Current Owners



Composite Glazed Panel Door To

Entrance Hall

Coving to ceiling, access to part boarded loft space with ladder and lighting,.

Living Room

17' 3" x 10' 9" (5.26m x 3.28m)

Double glazed window to front aspect, coving to ceiling, two radiators, two wall light points, wall mounted remote controlled electric feature fire.

Kitchen/Breakfast Room

14' 6" x 9' 7" (4.42m x 2.92m)

Re-fitted in a range of base and wall mounted units with under unit lighting and complementing work surfaces, drawer units, one and a half bowl single drainer sink unit, breakfast bar, electric oven and electric hob with cooker hood over, space and plumbing for dishwasher, recessed down-lighters, coving to ceiling, radiator.

Rear Hall

Double glazed window to side aspect and UPVC double glazed door to side, coving to ceiling, radiator, laminate flooring.

Bedroom 3

14' 9" x 10' 9" (4.50m x 3.28m)

(Currently used as a Sitting Room) Double glazed window and double glazed French doors to rear aspect, coving to ceiling, radiator.

Utility Room

6' 3" x 5' 1" (1.91m x 1.55m)

Coving to ceiling, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, circular sink unit, space and plumbing for washing machine, space for tumble dryer.

Bedroom 1

13' 1" x 10' 1" (3.99m x 3.07m)

Double glazed window to rear aspect, coving to ceiling, remote controlled ceiling fan light, two built in wardrobes with sliding doors, hanging and shelving.

Bedroom 2

10' 1" x 8' 7" (3.07m x 2.62m)

Double glazed window to front aspect, coving to ceiling, remote controlled ceiling fan light, wardrobes with sliding doors, hanging and shelving,.

Family Shower Room

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle with glazed shower screen and shower unit over, complementing tiling, radiator, tiled flooring.

Outside

The property is approached via a gravel driveway providing off road parking for several vehicles leading to the **Single Garage** with up and over door, power, lighting, radiator, personal door to **Kitchen**. The front garden is laid to lawn and stocked with mature plants, outside lighting, enclosed by post and rail fencing. Side gated access leads to the rear garden which has a patio seating area, laid to lawn with stocked borders, outside tap and lighting, covered oil central heating boiler serving hot water system and radiators, oil tank, summer house and garden shed.

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

