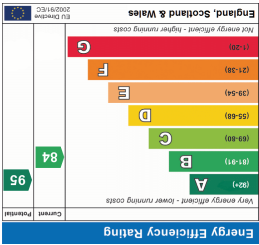


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee thereof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

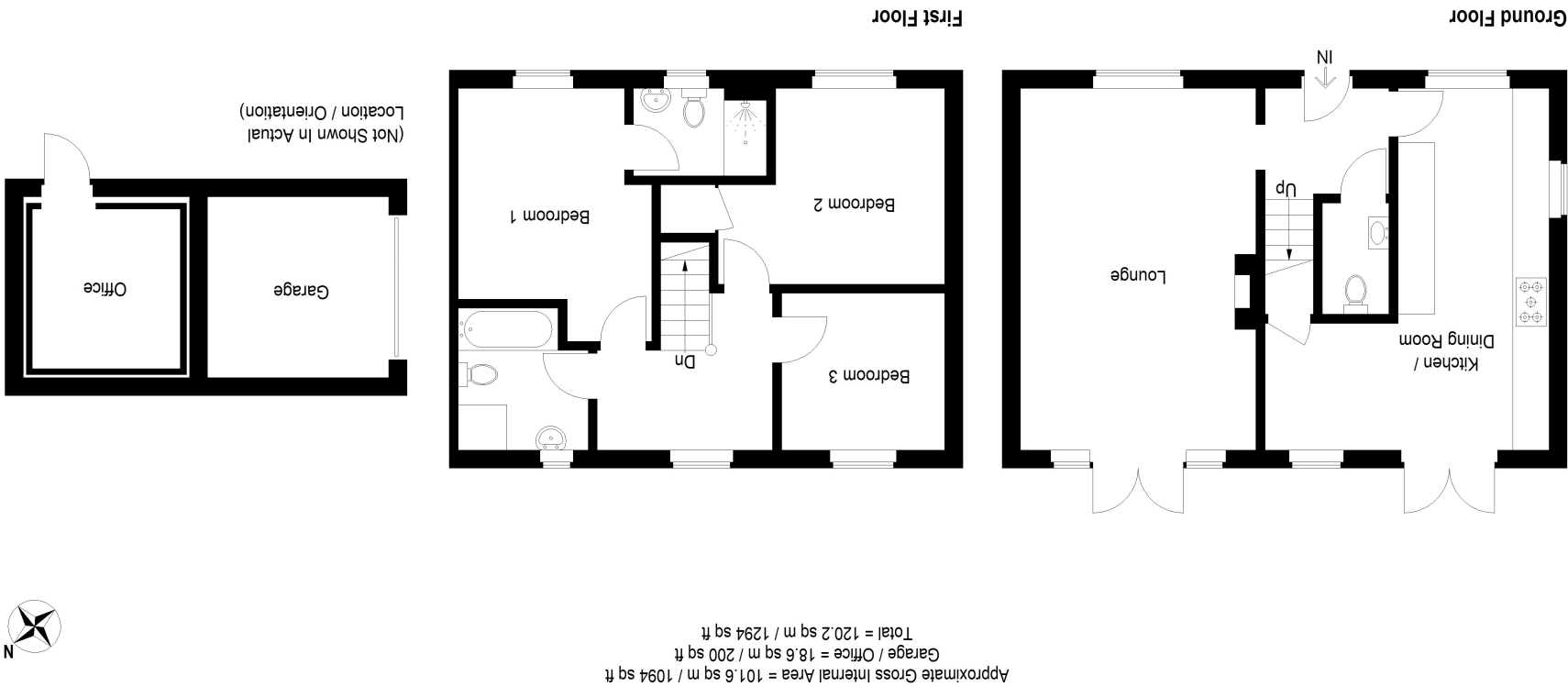


Huntingdon St Neots 60 High Street Huntingdon Tel : 01480 414800
St Neots 32 Market Square St Neots Tel : 01480 406400
Kimbolton 24 High Street Kimbolton Tel : 01480 860400
Mayfair Office Cashel House 15 Thayer St, London Tel : 0870 1127099

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

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. (ID1109123)

Housepix Ltd



- Beautifully Presented Bellway Built Detached Home
- En Suite To Principal Bedroom
- Three Car Driveway
- Lovely Large Gardens

- Three Good Sized Bedrooms
- Re-Fitted Kitchen/Dining Room With Integrated Appliances
- Part Converted Office

Composite Panel Door To

Entrance Hall

6' 11" x 6' 3" (2.11m x 1.91m)

Double panel radiator, dado rail, stairs to first floor, central heating thermostat, decorative ceramic floor tiling.

Cloakroom

Fitted in a white two piece suite comprising low level WC, wash hand basin, radiator.

Sitting Room

19' 7" x 10' 3" (5.97m x 3.12m)

A light double aspect room with UPVC Window to front and UPVC French doors accessing garden terrace to the rear, double panel radiator, TV point, telephone point, central fireplace recess with timber bressumer above, wall light points, Oak parquet flooring in herringbone pattern.

Kitchen/Breakfast Room

19' 6" x 8' 3" (5.94m x 2.51m)

A light triple aspect room with UPVC windows to front, side and rear, French doors accessing garden terrace, re-fitted in a range of Shaker style base and wall mounted cabinets in cashmere with complementing 30mm quartz work surfaces, inset double bowl sink unit with directional mono bloc mixer tap, larder units, drawer units, pan drawers, space for cooking range with suspended extractor fitted above, recessed lighting, exposed internal brickwork, decorative ceramic flooring with underfloor heating, opening into **Dining Area** double panel radiator, understairs storage cupboard, recessed lighting.

First Floor Galleried Landing

UPVC window to garden aspect, double panel radiator, access to insulated loft space, airing cupboard housing pressurised hot water system and shelving.

Principal Bedroom

14' 5" x 10' 4" (4.39m x 3.15m)

UPVC window to front aspect, double panel radiator, decorative panel work, inner door to

En Suite Shower Room

7' 1" x 4' 8" (2.16m x 1.42m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, double panel radiator, ceramic tiled flooring.

Bedroom 2

12' 3" x 10' 8" (3.73m x 3.25m)

UPVC window to front aspect, double panel radiator, over-stairs cupboard.

Bedroom 3

9' 1" x 8' 7" (2.77m x 2.62m)

UPVC window to garden aspect, double panel radiator.

Family Bathroom

7' 7" x 7' 2" (2.31m x 2.18m)

UPVC window to rear aspect, double panel radiator, fitted in a four piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, panel bath with mixer tap, porcelain tiling, recessed lighting, ceramic tiled flooring.

Outside

The front garden is primarily lawned and enclosed by wrought iron railings stocked with evergreen specimen shrubs and lined in developing box hedging. There is an extensive driveway to the side giving provision for several vehicles accessing the **Single Garage** part converted and sub-divided to provide **Home Office** measuring 9' 7" x 9' 1" (2.92m x 2.77m) power and recessed lighting, laminate flooring, the garage retains the up and over door and provides a useful storage area. The rear garden is beautifully arranged with a large extended terrace in Indian Sandstone and gated access extends to the side, the garden is sub-divided with timber constructed planters, areas of lawn, rockery and a selection of ornamental trees. The gardens measure 55' 9" x 39' 4" (16.99m x 11.99m).

Tenure

Freehold

Council Tax Band - D

There is an Estate Charge payable of approximately £300.00 per annum

