

<b>Huntingdon</b>	<b>St Neots</b>	<b>Kimbolton</b>	<b>Mayfair</b>	<b>Uxbridge</b>
60 High Street	32 Market Square	24 High Street	Cashed House	
Huntingdon	St Neots	Kimbolton	Cashed House	
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Huntingdon	St Neots	Kimbolton	Mayfair	Uxbridge

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

Englands, Scotland & Wales	
100% of the higher teaching costs	100% of the higher teaching costs
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84	A
95	B
96	C
98	D
99	E
100	F
100	G

PETER & LANE  
PARTNERS  
EST 1990

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 relating upon them. (ID 1109123)

### NET POSITION IN ACTUAL LOCATION / ORIENTATION

The floor plan illustrates a house layout. It features three bedrooms: Bedroom 1, Bedroom 2, and Bedroom 3. A central staircase leads to an upper level. A bathroom is located on the left side of the plan. The plan is drawn with black lines on a white background, showing various rooms and their connections.

Architectural floor plan of the Ground Floor. The layout includes a Lounge, a Dining Room / Kitchen area, and a central staircase. The Lounge is a large room on the left. The Dining Room / Kitchen area is located on the right, featuring a kitchenette with a sink and a small dining table. A central staircase provides access to the Upstairs. An 'IN' arrow points into the Lounge, and an 'Up' arrow points up the central staircase.

Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft  
 Garage / Office = 18.6 sq m / 200 sq ft  
 Total = 120.2 sq m / 1294 sq ft



- 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**

**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 subdivided 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 subdivided 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



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