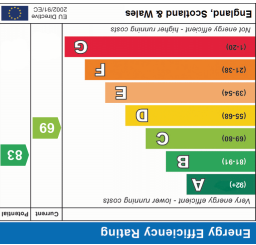


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**Huntingdon Office: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

**Huntingdon**  
60 High Street  
Huntingdon  
Tel : 01480 414800

**St Neots**  
32 Market Square  
St Neots  
Tel : 01480 406400

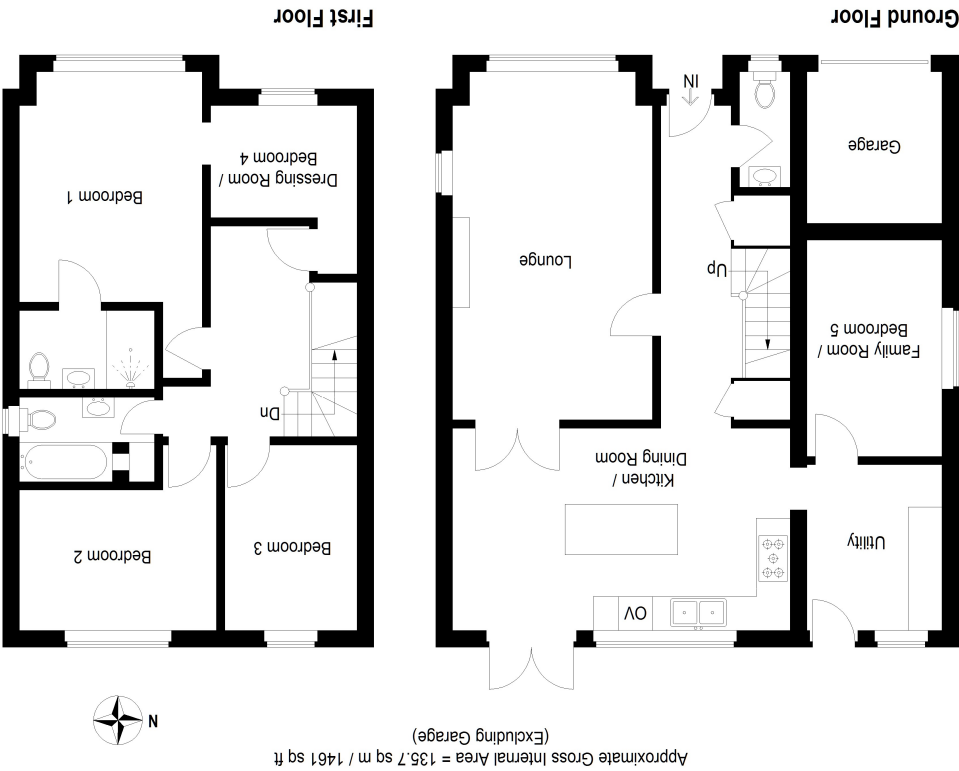
**Kimbolton**  
24 High Street  
Kimbolton  
Tel : 01480 860400

**Mayfair Office**  
Cashel House  
15 Thayer St, London  
Tel : 0870 1127099



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. (ID1192598)

Housepix Ltd



- Fronts a pleasant green area
- Thoughtfully Re-Configured Accommodation
- En Suite And Dressing Room To Principal Bedroom
- Landscaped and Private Gardens
- Fronts A Pleasant Green Area

- Beautifully Presented Detached Family Home
- Impressive 19' Kitchen/Breakfast Room And Utility Room
- Re-Fitted Sanitary Ware
- Extensive Frontage With Ample Parking Provision

**Composite Glazed Panel Door To**

**Entrance Hall**

14' 4" x 7' 3" into stairwell (4.37m x 2.21m)

Central heating thermostat, dado rail, double panel radiator, laminate flooring, cloaks cupboard, coving to ceiling.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage and mixer tap, chrome heated towel rail, tiling, vinyl floor covering, UPVC window to front aspect, recessed lighting.

**Sitting Room**

18' 1" x 11' 10" (5.51m x 3.61m)

A light double aspect room with UPVC window to front aspect and two UPVC windows to side aspect, TV point, telephone point, vertical contemporary radiator, cornicing to ceiling, glazed internal doors to

**Kitchen/Breakfast Room**

19' 4" x 13' 9" (5.89m x 4.19m)

Re-fitted and re-configured to create an open-plan contemporary space with French doors to decked terrace and UPVC window to garden, re-fitted in a quality range of cabinets topped with quartz work surfaces and up-stands, under unit lighting, recessed lighting, integral AEG induction hob and double electric oven with integral AEG microwave, automatic dishwasher, inset double bowl sink unit with directional mixer tap, drawer units, pan drawers, double panel radiator, central island work station incorporating additional cabinets and three stool breakfast bar, vertical radiator, understairs storage cupboard.

**Utility/Laundry Room**

9' 10" x 7' 7" (3.00m x 2.31m)

UPVC window and glazed door to side aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, wall and base mounted cabinets with quartz work surfaces, inset sink unit with mixer tap, composite flooring, double panel radiator, recessed lighting, space and plumbing for American style fridge freezer.

**Study/Family Room**

12' 6" x 7' 10" (3.81m x 2.39m)

UPVC window to side aspect, double panel radiator, TV point.

**First Floor Landing**

Access to insulated loft space, coving to ceiling.

**Principal Bedroom**

14' 4" x 10' 9" (4.37m x 3.28m)

UPVC window to front aspect, single panel radiator, inner access to

**En Suite Shower Room**

7' 7" x 4' 6" (2.31m x 1.37m)

Re-fitted in a contemporary three piece white suite comprising low level WC, suspended wash hand basin with wall draining mixer tap, porcelain floor tiling, recessed lighting, UPVC window to side aspect, extensive ceramic tiling, anthracite heated towel rail, screened shower enclosure with independent multi head shower unit fitted above.

**Dressing Room**

8' 4" x 6' 7" (2.54m x 2.01m)

Formerly Bedroom 4. Fixed display shelving, vertical contemporary radiator, UPVC window to front aspect, airing cupboard housing recently installed pressurised hot water system.

**Bedroom 2**

11' 7" x 8' 1" (3.53m x 2.46m)

UPVC window to rear aspect, radiator.

**Bedroom 3**

11' 3" x 7' 7" (3.43m x 2.31m)

UPVC window to garden aspect, single panel radiator.

**Family Bathroom**

7' 6" x 6' 11" (2.29m x 2.11m)

Re-fitted in a three piece suite comprising low level WC, vanity wash hand basin with mixer tap and drawer units, full ceramic tiling, shelved display recesses, panel bath with folding shower screen, mixer tap and independent shower unit fitted over, chrome heated towel rail, porcelain floor tiling, recessed lighting, UPVC window to garden aspect.

**Outside**

There is an extensive brick paviour frontage giving provision for two to three vehicles, EV charging point, access to **Garage** with up and over door and providing useful storage space. The garden is enclosed by box and private hedging, outside lighting and gated access to the rear to both sides of the property. The rear garden is pleasantly arranged and thoughtfully landscaped with low maintenance in mind with an extensive paved terrace and composite decked seating area, a further area of paving, a central astro surfaced area, the garden is enclosed by a combination of panel fencing offering a good degree of privacy with mature hedgerow screening to the rear boundary.

**Tenure**

Freehold

Council Tax Band - D

