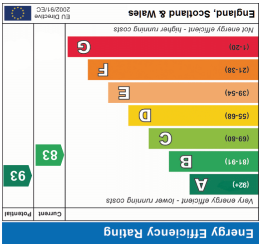


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



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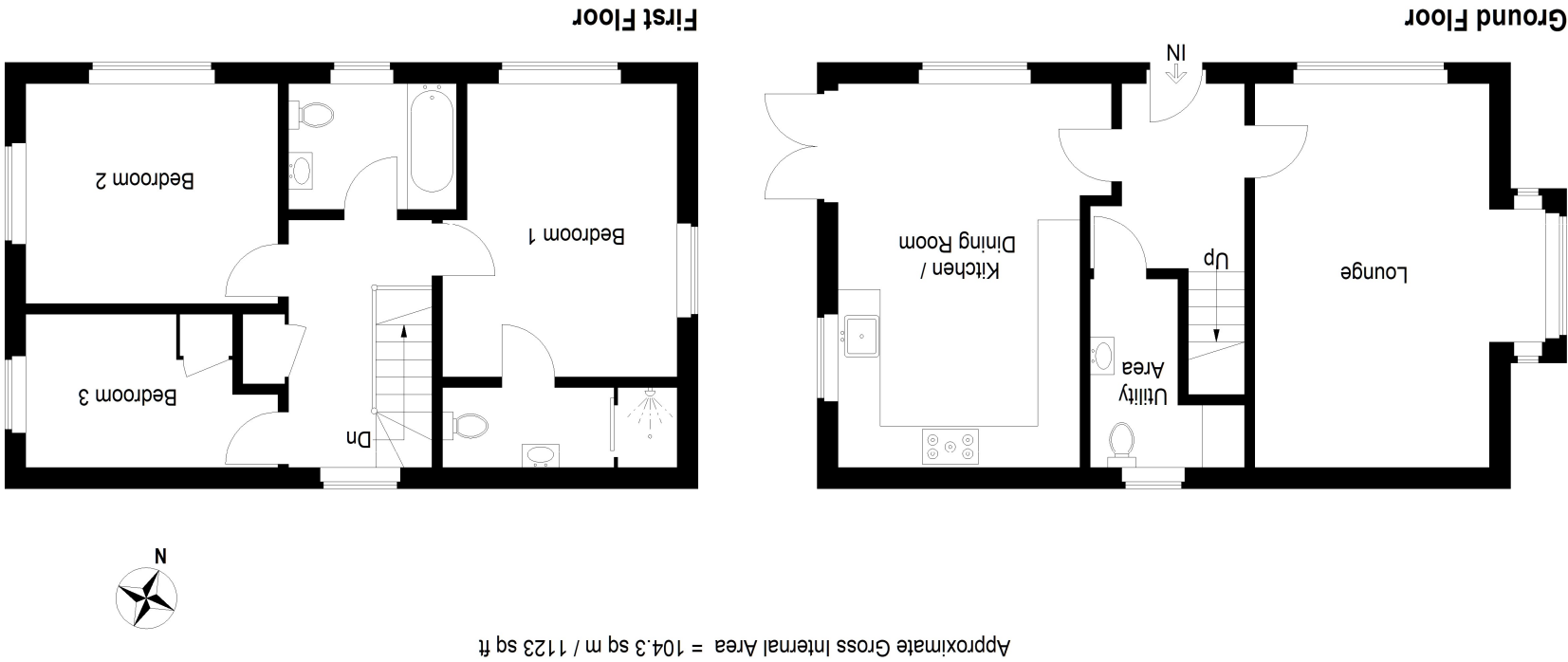
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1222470)

Housepix Ltd



Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft





- Immaculately Presented Family Home
- Cloakroom/Utility Room
- Bespoke Oak Window Shutters Throughout
- Solar Panels Installed

- Re-Fitted Kitchen/Breakfast Room
- En Suite To Principal Bedroom
- Professionally Landscaped Gardens
- £50,000 Spent On Improvements

**Integral Storm Canopy Over**

Glazed composite front door to

**Entrance Hall**

9' 4" x 6' 9" (2.84m x 2.06m)

Single panel radiator, LVT flooring, stairs to first floor.

**Cloakroom**

Incorporating **Utility Area** fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin, work surfaces, appliance spaces, wall mounted cabinets, UPVC window to side aspect, recessed lighting, LVT flooring.

**Sitting Room**

18' 5" x 13' 7" (5.61m x 4.14m)

A light double aspect room with UPVC window to front and UPVC and UPVC bay window to side aspect, two radiators, TV point, telephone point, coving to ceiling, decorative panel work.

**Kitchen/Breakfast Room**

18' 0" x 13' 6" (5.49m x 4.11m)

A light double aspect room with UPVC windows to front and rear, UPVC French doors to garden terrace, fitted in a range of Wren "infinity Plus" cabinets with pewter detailing and complementing work surfaces and up-stands, inset sink unit with directional ,filtered mixer tap, appliance spaces, a selection of integrated appliances incorporating automatic dishwasher, fridge/ freezer, twin larder units, recessed lighting, base mounted cabinets, space for cooking range (available by discussion) with suspended extractor unit fitted above, radiator, concealed gas central heating boiler serving hot water system and radiators, LVT flooring.

**First Floor Galleried Landing**

Access to insulated loft space, UPVC window to side aspect, single panel radiator, wardrobe with hanging and storage.

**Principal Bedroom**

14' 1" x 11' 2" (4.29m x 3.40m)

A light double aspect room with UPVC window to front aspect and UPVC window to side aspect , single panel radiator.

**En Suite Shower Room**

11' 2" x 3' 10" (3.40m x 1.17m)

Fitted in a range of white contemporary sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, full ceramic tiling, extractor, recessed lighting, ceramic tiled flooring.

**Bedroom 2**

11' 11" x 10' 9" (3.63m x 3.28m)

UPVC windows to front and side aspects, single panel radiator.

**Bedroom 3**

12' 1" x 7' 5" (3.68m x 2.26m)

UPVC window to garden aspect with bespoke window shutters, cupboard storage, radiator.

**Family Bathroom**

8' 3" x 5' 7" (2.51m x 1.70m)

Fitted in a range of contemporary white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding shower screen with mixer tap hand shower and additional independent shower unit fitted over, full ceramic tiling, ceramic tiled flooring, chrome heated towel rail, recessed lighting, extractor, UPVC window to front aspect.

**Outside**

The gardens have been thoughtfully and professionally landscaped, planned with low maintenance in mind .Positioned on a corner plot the frontage is hard-landscaped with additional parking provision. The rear garden is beautifully arranged with extensive areas of paving finished in Indian Limestone, areas of Astro and timber sleeper constructed planters, outside tap and lighting .The garden is enclosed by a combination of brick walling and panel fencing offering a good degree of privacy, Gated access extends to the front with an extensive driveway giving provision for three vehicles with an EV charging point.

**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

Estate Charges (cost TBC) will become Payable on completion of the site

Council Tax Band - C

**\*\*The property benefits from a 15 panel solar power system with 6kw battery.\*\***

