

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

Huntingdon 60 High Street St Neots Huntingdon
 Tel: 01480 414800

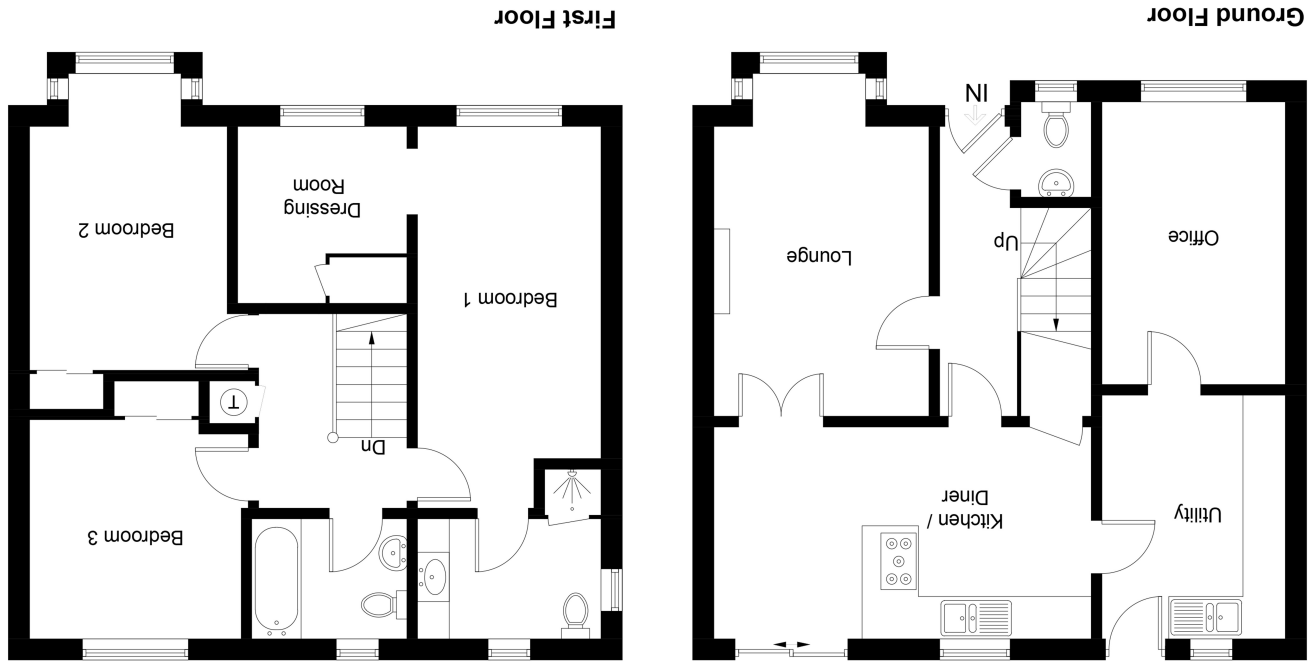
St Neots 32 Market Square St Neots Huntingdon
 Tel: 01480 406400

Kimbolton 24 High Street Kimbolton Huntingdon
 Tel: 01480 860400

Mayfair Office Cashel House 15 Tayer 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 and compass bearings before making any decisions reliant upon them. (ID947082)
 Housepix Ltd



Lake Way Huntingdon, PE29 6SU
 Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft



- Stunning Extended Detached Home
- Three Double Bedrooms with Built in Wardrobes
- Spacious Utility Room
- Landscaped Gardens
- Extensive Parking

- Impressive Master Suite with En Suite and Dressing Room
- Re-Fitted Kitchen/Family Room
- Ideal Working From Home Space/Home Office
- Close To Railway Station



Integral Storm Canopy Over

UPVC leaded light door to

Entrance Hall

14' 1" x 6' 1" (4.29m x 1.85m)

Single panel radiator, stairs to first floor, coving to ceiling, composite flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, single panel radiator, UPVC window to front aspect, fuse box and master switch, extensive tiling, composite flooring.

Sitting Room

16' 3" x 11' 3" (4.95m x 3.43m)

UPVC bay window to front aspect, double panel radiator, TV point, telephone point, central fireplace with moulded timber surround with inset Living Flame coal effect gas fire, glazed internal doors to kitchen, coving to ceiling.

Kitchen/Family Room

17' 5" x 9' 6" (5.31m x 2.90m)

This light contemporary open plan space has been thoughtfully reconfigured by the current owners and re-fitted in a range of cream shaker style base and wall mounted cabinets with complementing work surfaces an re-tiled surrounds, single drainer one and a half bowl resin sink unit with mixer tap, central peninsular breakfast bar incorporating five ring gas hob with suspended extractor unit fitted above, integral stainless steel electric oven, Bosch automatic dishwasher and glass fronted display cabinets and lots of cupboard storage, UPVC window and French doors to garden terrace to the rear, under stairs storage cupboard, composite floor covering.

Utility Room

11' 4" x 9' 1" (3.45m x 2.77m)

Fitted in a range of cream Shaker style cabinets with complementing work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, extensive tiling, UPVC door and window to garden aspect, concealed gas fired central heating boiler (approximately 12 months old) serving hot water system and radiators, appliance spaces, larder unit, space and plumbing for American style fridge freezer, coving to ceiling.

Study/Bedroom 4

13' 6" x 8' 6" (4.11m x 2.59m)

This large and versatile space, formerly the garage offers an ideal working from home space or additional bedroom accommodation, Double panel radiator, telephone point, laminate flooring.

First Floor Galleried Landing

Access to loft space, airing cupboard.

Master Suite

17' 9" x 8' 6" (5.41m x 2.59m)

This Impressive extended accommodation is positioned above the garage conversion with UPVC window to front aspect, double panel radiator, access to loft space, coving to ceiling.

En Suite Shower Room

8' 8" x 4' 9" (2.64m x 1.45m)

A double aspect room with UPVC windows to front and side, re-fitted in a three piece suite contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, vanity mirror and wall units, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, chrome heated towel rail, shaver points, composite floor covering.

Dressing Room

8' 2" x 5' 11" (2.49m x 1.80m)

(Previously Bedroom 4) UPVC leaded light window to front aspect, single panel radiator, over stairs cupboard, hanging and shelving.

Bedroom 2

13' 9" x 9' 7" (4.19m x 2.92m)

UPVC bay window to front aspect, single panel radiator, wardrobe with sliding mirror doors, hanging and shelving.

Bedroom 3

11' 1" x 10' 0" (3.38m x 3.05m)

UPVC window to rear aspect, single panel radiator, wardrobe range with hanging and shelving.

Family Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Re-fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding shower screen and mixer tap with independent shower unit fitted over, contemporary wall tiling, single panel radiator, extractor, UPVC window to garden aspect.

Outside

The house is set well back from the road with a fenced frontage, areas of lawn, gravel borders and tarmac driveway sizeable enough for 3 large vehicles. The rear garden measures 36' 9" x 35' 1" (11.20m x 10.69m) with gated access to the front and additional side storage. The garden is primarily lawned with a circular paved seating area, gravel bed, outside hot and cold taps and power supply. An attractively constructed raised timber decked seating area with pergola, timber shed and timber arbour, a selection of mature evergreen trees, shrubs and outside lighting. The garden is enclosed by a combination of new panel fencing and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - D

