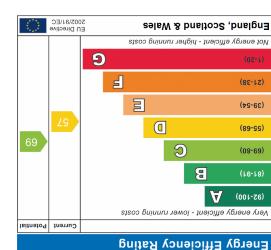
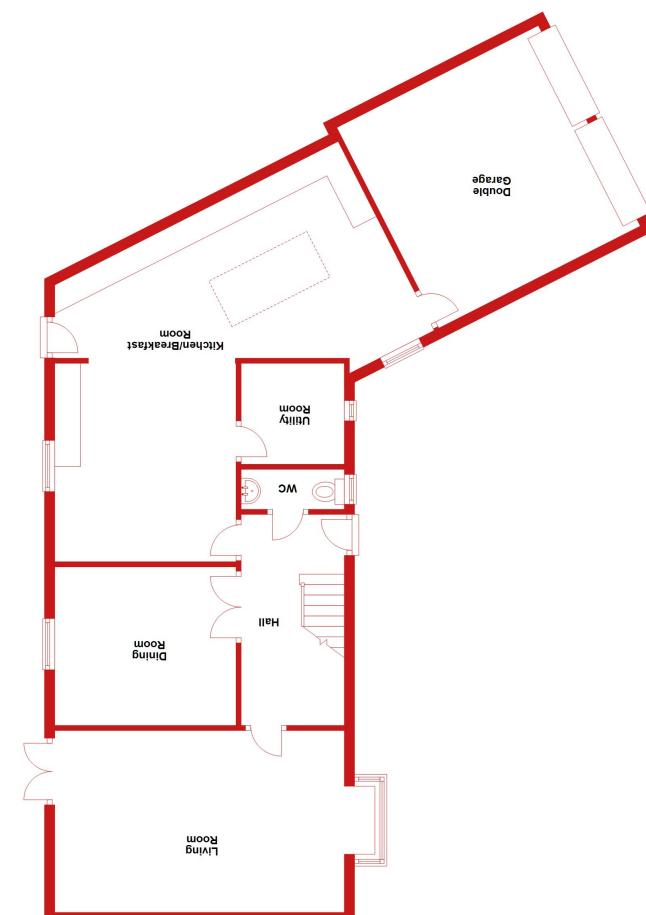
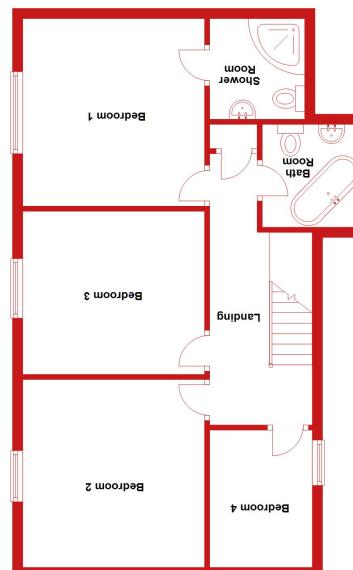


Huntingdon 01480 414800
St Neots 01480 406400
Kimbolton 01480 860400
Mayfair Office 0870 112 7099

www.peterearlane.co.uk Web office open all day every day
Huntingdon branch: 01480 414800



- Massively Extended Detached Family Home
- Re-Fitted Kitchen/Breakfast Room
- En Suite To Master Bedroom
- Landscaped Gardens

- Impressive 42' Conservatory
- Three Reception Rooms
- Double Garaging
- Beautifully Presented Throughout



Integral Storm Canopy Over
UPVC door with side panel to

Reception Hall

13' 1" x 6' 3" (3.99m x 1.91m)

Stairs to first floor with stair rods, radiator with decorative cover, composite floor covering, coving to ceiling.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, full ceramic tiling, UPVC window to front aspect, heated chrome towel rail, bespoke under stairs storage cupboard fitted, ceramic tiled flooring.

Dining Room

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to garden terrace at rear aspect, double panel radiator, coving to ceiling, quality laminate flooring.

Sitting Room

22' 0" x 11' 10" (6.71m x 3.61m)

A light double aspect room with UPVC bay window to front and internal UPVC French doors to **Conservatory**, central fire place recess with inset wood burner and moulded timber surround with slate hearth, TV point, telephone point, two double panel radiators, coving to ceiling.

All Seasons Conservatory

42' 8" x 42' 8" (13.00m x 13.00m)

Of brick based UPVC double glazed 'L' shaped construction with double poly carbonate roofing, vaulted ceiling, wall light points, double panel radiator, French doors to garden terrace to the side.

Kitchen/Breakfast/Family Room

23' 0" x 22' 4" (7.01m x 6.81m)

A triple aspect room a large light contemporary open plan space with central island work station with inset circular sink unit with granite work surfaces, re-fitted in a range of Shaker style base and wall mounted cabinets with complementing Oak work surfaces, drawer units, pan drawers, central architectural lantern lighting, double panel radiator, twin contemporary vertical radiators, wine cooler, glass fronted display cabinets, integral double electric oven and five ring hob with suspended AEG extractor fitted above, space and plumbing for American style fridge freezer, sliding shelf spice racks, UPVC door to rear garden, composite floor covering.

Utility Room

6' 3" x 5' 7" (1.91m x 1.70m)

Fitted in a range of Shaker style cabinets with complementing Oak work surfaces with Oak up-standers, UPVC window to front, single panel radiator, appliance spaces, fixed display shelving, composite flooring, internal door to



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