

Energy Efficiency Rating	
Current	Potential
94	86
Very energy efficient - lower running costs	
A	
(91-93)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(45-54)	
F	
(21-44)	
G	
(1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Standard 2002/91/EC	

Huntingdon	St Neots	Kimbolton	Mayfair Office
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Huntingdon	St Neots	Kimbolton	15 Thayer St, London
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Huntingdon Office: 01480 414800  
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- Versatile Accommodation Arranged Over Three Floors
- En Suite To Principal Bedroom
- Generous Four Car Driveway And Oversized Garage
- Stunning Views Over The Cricket Pavilion
- Beautifully Presented Throughout
- First Floor Balcony
- Landscaped Gardens
- Desirable Estate Location

**Composite Panel Door To**

**Entrance Hall**

21' 1" x 7' 1" (6.43m x 2.16m)

Radiator with decorative cover, decorative panel work, understairs storage with fuse box and master switch, additional understairs storage, ornate Victoriana style floor tiling, cornicing to ceiling, stairs extending to first floor.

**Shower Room**

9' 9" x 6' 0" (2.97m x 1.83m)

Fitted in a range of white contemporary sanitaryware comprising low level WC, pedestal hand wash basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit over, extensive tiling with contour ceramics, shaver point, LVT flooring, double panel radiator, UPVC window to side aspect.

**Study/Family Room**

10' 2" x 9' 6" (3.10m x 2.90m)

UPVC window to front aspect enjoying views over the Cricket Pavilion and Pitch, decorative panel work, double panel radiator, cornicing to ceiling.

**Bedroom 4**

14' 5" x 9' 9" (4.39m x 2.97m)

French door accessing garden terrace to rear, decorative panel work, laminate flooring, cornicing to ceiling.

**Utility Room**

10' 10" x 6' 11" (3.30m x 2.11m)

Porcelain floor tiling, fitted in range of base mounted cabinets finished in Shaker style, inset single drainer stainless steel sink unit with mixer tap, appliance spaces, cornicing to ceiling, wall mounted gas fired central heating boiler serving hot water system and radiators, double panel radiator, UPVC composite glazed door to garden aspect.

**First Floor Galleried Landing**

Stairs to the second floor, double panel radiator, cornicing to ceiling.

**Kitchen/Dining Area**

16' 9" x 13' 10" (5.11m x 4.22m)

A light, contemporary open plan space finished in part porcelain and part laminate flooring, two UPVC windows to garden aspect, fitted in a range of Shaker style base and wall mounted cabinets with complimentary work surfaces, drawer units, ceramic tiling, integral double electric oven and gas hob with suspended NEFF extractor above, single drainer one and half bowl porcelain sink unit with mixer tap, integrated automatic washing machine and dishwasher, fitted fridge freezer, decorative panel work, double panel radiator, independent air conditioning unit, cornicing to ceiling, internal doors accessing

**Sitting Room**

17' 1" x 16' 8" (5.21m x 5.08m)

A light triple aspect room with French doors accessing balcony and terrace to the front, enclosed by balustrade and laid in composite decking, enjoying views over the Cricket Pavilion and Cricket Pitch to the front, central media unit incorporating shelving units and inset Living Flame electric fire, decorative panel work, UPVC window to rear aspect, two double panel radiators, cornicing to ceiling.

**Second Floor Landing**

Access to insulated loft space, shelved storage cupboard, airing cupboard housing pressurised hot water system, cornicing to ceiling.

**Principal Bedroom**

14' 8" x 10' 2" (4.47m x 3.10m)

Decorative panel work, wall light points, central heating thermostat, twin UPVC picture windows to front aspect, wardrobe range with hanging and storage, double panel radiator, cornicing to ceiling, inner door to

**En Suite Shower Room**

Fitted in three piece range of white sanitaryware comprising low level WC, pedestal hand wash basin with mixer tap and tiling, screened shower enclosure with independent shower unit over, extractor, double panel radiator, LVT flooring.

**Bedroom 2**

9' 10" x 6' 11" (3.00m x 2.11m)

UPVC window to rear aspect, double panel radiator, decorative panel work.

**Bedroom 3**

13' 6" x 9' 8" (4.11m x 2.95m)

UPVC window to rear aspect, double panel radiator, decorative panel work, wardrobe range with hanging and storage, coving to ceiling.

**Family Bathroom**

9' 6" x 6' 7" (2.90m x 2.01m)

Fitted in range of white contemporary sanitaryware comprising low level WC, pedestal hand wash basin with mixer tap, panel bath with hand mixer shower, extensive textured ceramic tiling, shaver point, extractor, radiator, UPVC window to side aspect, LVT flooring.

**Outside**

The front garden is well stocked with central areas of patio, shaped lawns edged in shrub and flower beds, ornamental box hedging, enclosed by wrought iron railing, The substantial driveway extends to the side in Tegula block paving giving parking provision for at least four vehicles. There is an Oversized Garage with single up and over door, power, lighting and private door to the side. The rear garden is neatly arranged with an extensive terrace finished in paving, central shaped lawn, lighting and tap, timber sleeper edged planters. The garden is enclosed by panel fencing offering a good degree of privacy.

**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

Council Tax Band - E

Estate Management Charges are payable TBC

