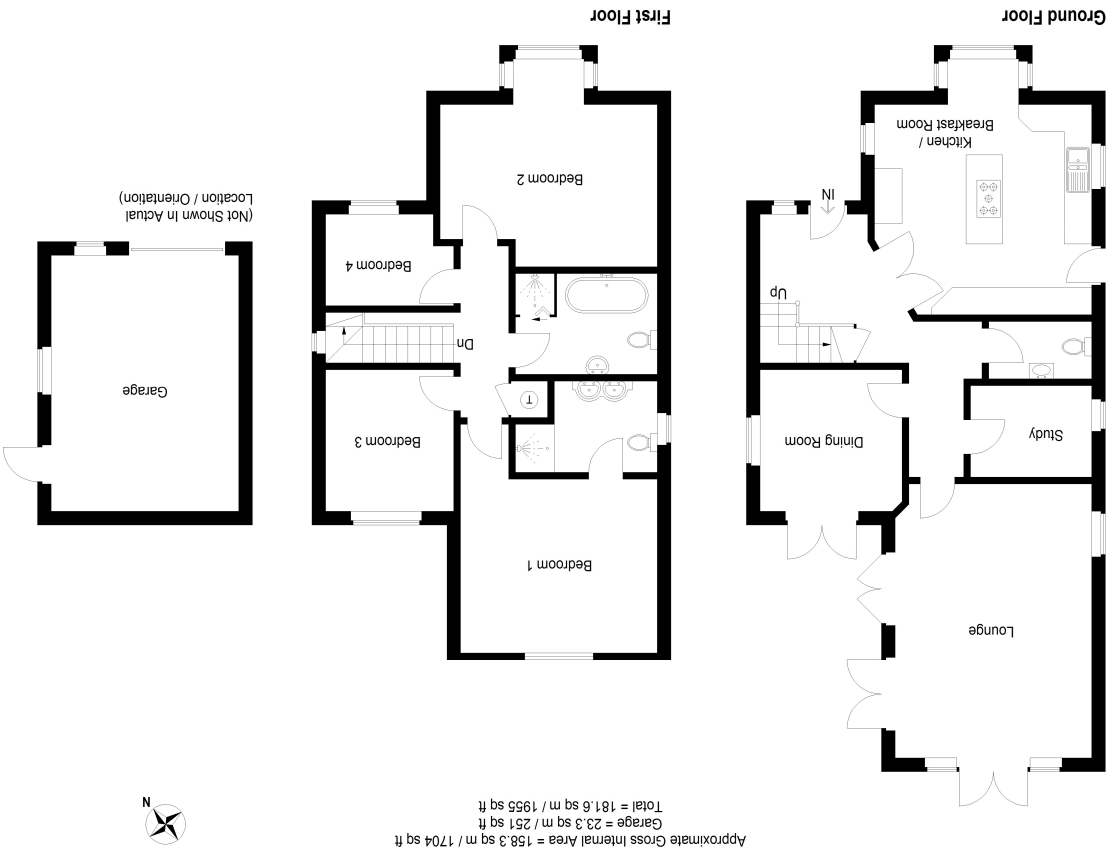


Huntingdon branch: 01480 414800

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Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099

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. (ID1209441)





- Individual Non Estate Family Home
- Well Appointed 18' Kitchen/Breakfast Room
- Oversized Garaging And Ample Parking Provision

- Three Reception Rooms And Working From Home Space
- Mature And Private Gardens
- Convenient Central Location

**Glazed Panel Door To**

**Reception Hall**

16' 1" x 11' 10" (4.90m x 3.61m)

Stairs to first floor, solid Oak flooring, central heating thermostat, recessed lighting, coving to ceiling, large understairs storage cupboard, two double panel radiators, glazed internal double doors access

**Kitchen/Breakfast Room**

18' 2" x 16' 6" (5.54m x 5.03m)

A light, triple aspect room with double glazed windows to front and side aspects and further double glazed bay window to front, stable door to side aspect, fitted in a range of Shaker style base and wall mounted cabinets with complementing butchers block work surfaces, central island work station with granite work surface, integral five ring gas hob with suspended extractor, drawer units, appliance spaces, single drainer one and a half bowl ceramic sink unit with directional mono bloc mixer tap, integral microwave, integrated Bosch dishwasher and integrated tumble dryer, up-stands, fixed display shelving, three stool peninsular breakfast bar, double panel radiator, dresser incorporating glass fronted display cabinets, fridge freezer, integral double electric AEG oven, ceramic tiled flooring, recessed lighting, cornicing to ceiling, concealed gas fired central heating boiler serving hot water system and radiators, TV point, telephone point.

**Cloakroom**

7' 3" x 3' 11" (2.21m x 1.19m)

Chrome heated towel rail, vanity wash hand basin with mixer tap and cabinet storage, low level WC, sealed unit hardwood window to side aspect, recessed lighting, coving to ceiling, ceramic tiled flooring.

**Study**

8' 6" x 6' 7" (2.59m x 2.01m)

Double panel radiator, sealed unit window to side aspect, coving to ceiling, recessed lighting, TV point, telephone point.

**Dining Room**

11' 2" x 10' 6" (3.40m x 3.20m)

A light double aspect room with sealed unit window to side and French doors accessing garden terrace to the rear, double panel radiator, cornicing to ceiling.

**Sitting Room**

20' 4" x 14' 2" (6.20m x 4.32m)

A light, triple aspect room with sealed unit windows to side aspects, French doors to garden terrace at the rear and French doors accessing garden terrace to the side, LVT flooring, cornicing to ceiling, TV point, telephone point, two double panel radiators.

**First Floor Landing**

Recessed lighting access to insulated loft space, sealed unit window to side aspect, airing cupboard housing pressurised hot water cylinder, central heating thermostat.

**Principal Bedroom**

16' 1" x 14' 4" (4.90m x 4.37m)

Sealed unit window to garden aspect, double panel radiator, cornicing to ceiling, TV point, telephone point.

**En Suite Shower Room**

9' 10" x 6' 7" (3.00m x 2.01m)

Fitted in a quality range of white sanitaryware comprising low level WC, sealed unit window to side aspect, His and Hers vanity wash hand basins with mixer taps, cabinet storage and drawer units with over-lit pelmet above, shaver point, LVT flooring, chrome heated towel rail, recessed lighting, screened shower enclosure with independent shower head fitted over, cornicing to ceiling.

**Bedroom 2**

15' 5" x 14' 5" (4.70m x 4.39m)

Sealed unit bay window to front aspect, double panel radiator, cornicing to ceiling, TV point, telephone point.

**Bedroom 3**

11' 3" x 9' 3" (3.43m x 2.82m)

Sealed unit window to rear aspect, double panel radiator, cornicing to ceiling, telephone point, telephone point.

**Bedroom 4**

9' 10" x 6' 8" (3.00m x 2.03m)

Sealed unit window to front aspect, double panel radiator, cornicing to ceiling, TV point, telephone point.

**Family Bathroom**

9' 6" x 7' 3" (2.90m x 2.21m)

Fitted in a range of quality white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap, natural stone tiling, chrome heated towel rail, shaver point, sealed unit window to side aspect, LVT flooring, screened shower enclosure with independent shower unit fitted over, recessed lighting, free-standing roll top bath with mixer tap, cornicing to ceiling.

**Outside**

To the front there is an extensive gravelled driveway giving provision for four to five vehicles, stocked flower borders, areas of Tegula block paving, outside tap and lighting, the garden is enclosed by a combination of panel fencing and brick walling. The rear garden is neatly arranged with extensive paved terrace, constructed planters edged in timber sleepers, outside lighting. There's an area of lawn enclosed by low retaining brick walling with steps leading up to the rear, the garden offers a good degree of privacy. There is a **Detached Oversized Garage** measuring 18' 3" x 13' 11" (5.56m x 4.24m) with electrically operated roller security door, sealed unit windows to two aspects and private door to the side.

**Agents Note**

There is a 6kw Solar Panel System installed.

**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

