

**Huntingdon branch: 01480 414800**  
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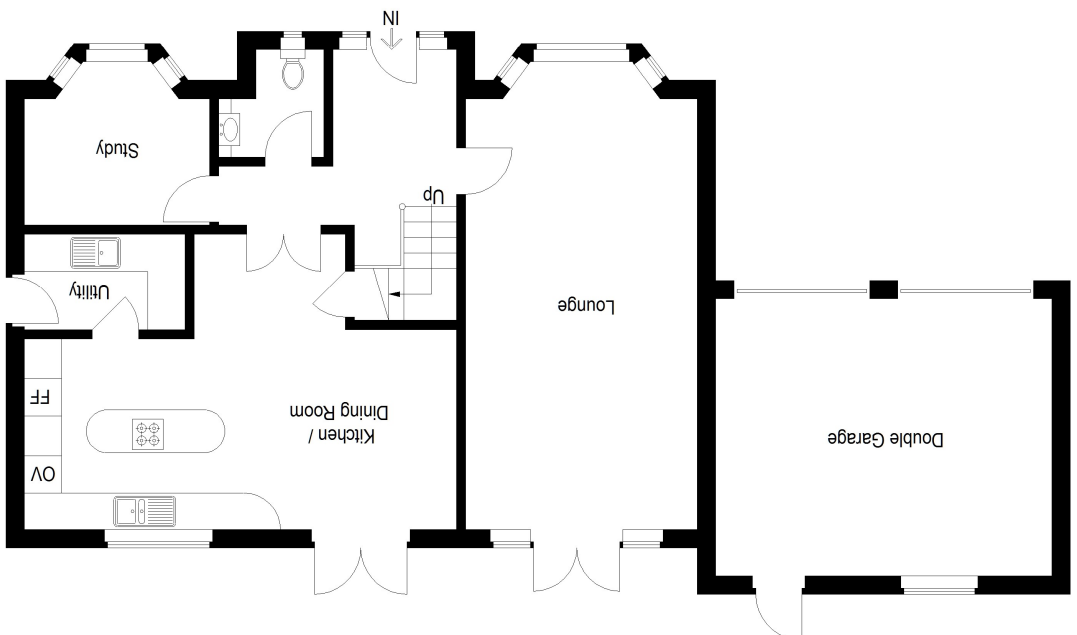
**Mayfair Office**  
Cashel House  
15 Thayer St, London  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D17145848)

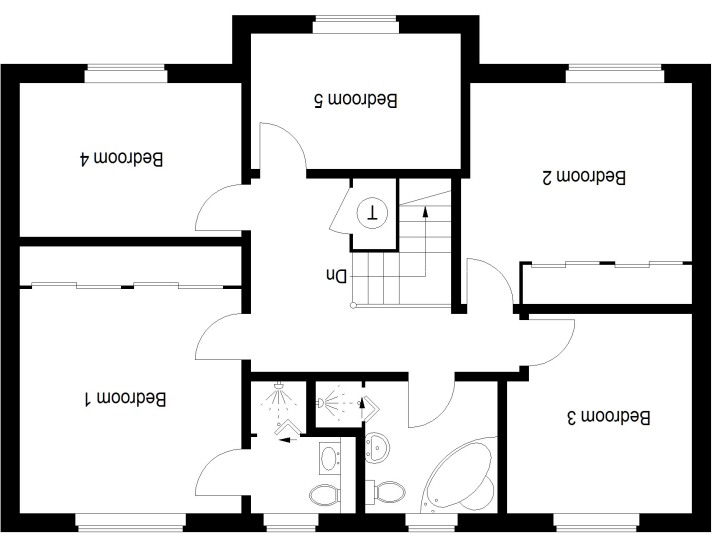
Housepix Ltd

**Ground Floor**



Approximate Gross Internal Area  
161.1 sq m / 1734 sq ft  
Garage = 25.1 sq m / 270 sq ft  
Total = 186.2 sq m / 2004 sq ft

**First Floor**



- Stunningly Presented Family Home
- Re-Fitted 22' Kitchen/Family Room
- Double Aspect 24' Sitting Room
- Open Field Views To The Rear
- Desirable Village Location
- Five Bedrooms
- Re-Fitted Sanitaryware
- Landscaped Private Gardens
- Air Source Heat Pump Recently Installed



**Glazed Composite Security Front Door To**

**Entrance Hall**

12' 2" x 10' 10" maximum (3.71m x 3.30m)  
Double panel radiator, stairs to first floor, coving to ceiling, central heating thermostat, shelved display recess, Karndean flooring.

**Cloakroom**

6' 5" x 4' 8" (1.96m x 1.42m)  
Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap, extensive tiling, drawer storage, double panel radiator, UPVC window to front aspect, fuse box and master switch, composite flooring.

**Sitting Room**

24' 9" x 12' 6" (7.54m x 3.81m)  
A light double aspect room with UPVC bay window to front aspect and French doors to the garden terrace, two double panel radiators, TV point, telephone point, dimmer switch, Karndean flooring.

**Study/Family Room**

10' 1" x 9' 1" (3.07m x 2.77m)  
UPVC bay window to front aspect, triple panel radiator, coving to ceiling, composite flooring.

**Kitchen/Breakfast Room**

22' 9" x 15' 0" (6.93m x 4.57m)  
Incorporating **Family Room**. A light open plan, re-configured space with French doors accessing garden terrace and UPVC window to rear, a quality installation by Creative kitchens fitted with base and wall mounted cabinets, complementing Silestone work surfaces, up-stands and Silestone sill, central island work station incorporating induction hob and suspended extractor unit fitted above, drawer units and further pan drawers, inset one and a half bowl sink unit with mono bloc mixer tap, recessed lighting, a selection of integrated quality Siemens appliances incorporating twin pyrolytic ovens, space and plumbing for American style fridge freezer, larder units, drawer units, integrated automatic dishwasher, extensive understairs storage cupboard, Karndean flooring.

**Utility Room**

9' 3" x 4' 11" (2.82m x 1.50m)  
Fitted in a range of base and wall mounted units with work surfaces and up-stands, single drainer stainless steel sink unit with mixer tap, larder unit, recessed lighting, Karndean flooring, UPVC glazed door to rear garden.

**First Floor Galleried Landing**

Access to insulated loft space, double panel radiator, coving to ceiling, airing cupboard housing pressurised hot water system and shelving.

**Principal Bedroom**

12' 2" x 12' 0" (3.71m x 3.66m)  
UPVC window to rear aspect, double panel radiator, extensive wardrobe range with two double units, coving to ceiling, Karndean flooring.

**En Suite Shower Room**

7' 6" x 5' 6" (2.29m x 1.68m)  
Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with storage and mixer tap, chrome heated towel rail, UPVC window to garden aspect, full ceramic tiling, screened shower enclosure with remote independent shower unit fitted over, extractor, Karndean floor covering.

**Bedroom 2**

12' 6" x 11' 10" (3.81m x 3.61m)  
UPVC window to front aspect, double panel radiator, extensive wardrobe range incorporating two double units with hanging and storage, composite flooring.

**Bedroom 3**

11' 11" x 8' 4" (3.63m x 2.54m)  
Double panel radiator, UPVC window to rear aspect, composite flooring.

**Bedroom 4**

11' 2" x 7' 4" (3.40m x 2.24m)  
UPVC window to front aspect, double panel radiator, composite flooring.

**Bedroom 5**

10' 11" x 9' 9" (3.33m x 2.97m)  
Double panel radiator, UPVC window to front aspect, composite flooring.

**Family Bathroom**

7' 9" x 7' 6" (2.36m x 2.29m)  
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower fitted over, corner panel spa bath with hand mixer shower, ceramic tiled flooring, heated towel rail, extractor, UPVC window to garden aspect, extensive tiling, back-lit vanity mirror.

**Outside**

The frontage is pleasantly arranged, primarily lawned and edged in Scottish Cobble Pebbles stocked with a selection of ornamental shrubs. The driveway gives provision for two large vehicles accessing the **Double Garage** measuring 5.4m x 5.5m with twin up and over doors, power, lighting, eaves storage space, private door to the rear and EV charging point. The rear garden is private and mature, neatly arranged with two areas of composite decking with LED lighting, shaped lawns, outside lighting and power points, porcelain tiling creates a pathway and seating area to the side (hot tub available by separate negotiation). Gated access extends to the front and the gardens are enclosed by a combination of panel fencing and mature hedgerow screening offering a good degree of privacy. There are lovely open field views to the rear.

**Tenure**

Freehold  
Council Tax Band - F

