



31 St Margarets Road, Wyton PE28 2AN

Guide Price £400,000



- Well Proportioned Family Home
- Four Bedrooms
- Superbly Presented Throughout
- Garaging And Driveway
- Walking Distance Of Houghton Mill
- Desirable Village Location
- Westerly Facing Rear Garden
- Immediate Vacant Possession
- No Forward Chain

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Approximate Gross Internal Area
 110.4 sq m / 1188 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 123.1 sq m / 1325 sq ft



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. (ID983082)
 Housepix Ltd



Integral Storm Canopy Over

New composite front door to

Entrance Hall

14' 1" x 5' 11" (4.29m x 1.80m)

Stairs to first floor, dado rail, coving to ceiling, single panel radiator.

Cloakroom

5' 10" x 4' 10" (1.78m x 1.47m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, chrome heated towel rail, full ceramic tiling, UPVC window to side aspect, utilities cupboard with plumbing for automatic washing machine, ceramic tiled flooring.

Dining Room

11' 11" x 9' 5" (3.63m x 2.87m)

UPVC doors to garden terrace to the rear, single panel radiator, coving to ceiling.

Kitchen/Breakfast Room

11' 9" x 10' 1" (3.58m x 3.07m)

Fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, two stool breakfast bar, UPVC door and window to garden aspect, single drainer one and a half bowl stainless steel sink unit with mixer tap, drawer units, pan drawers, integrated automatic dishwasher, chrome heated towel rail, integrated fridge freezer, integral Neff electric oven and ceramic hob with ridging unit and extractor fitted above, under unit lighting, recessed lighting, coving to ceiling, ceramic tiled flooring.

Sitting Room

20' 0" x 12' 1" (6.10m x 3.68m)

UPVC window and box bay window to front elevation, central fireplace recess with tiled hearth, TV point, telephone point, two radiators, coving to ceiling.

First Floor Galleried Landing

Single panel radiator, UPVC window to side aspect, access to insulated loft space, dado rail, coving to ceiling.

Bedroom 1

12' 1" x 11' 0" (3.68m x 3.35m)

UPVC window to front aspect, single panel radiator, a selection furniture incorporating fixed display shelving, dresser, wardrobe and bridging units, single panel radiator, coving to ceiling.

Bedroom 2

11' 1" x 11' 0" (3.38m x 3.35m)

Fitted in an extensive range of furniture incorporating two double wardrobes, bedside drawers, display shelving, over bed bridging units, storage cupboard, dressing table, coving to ceiling, UPVC window to rear aspect, radiator.

Bedroom 3

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC window to front aspect, single panel radiator, coving to ceiling.

Bedroom 4

11' 7" x 8' 9" (3.53m x 2.67m)

UPVC window to rear aspect, single panel radiator, coving to ceiling, airing cupboard with radiator and shelving.

Family Bathroom

9' 2" x 5' 7" (2.79m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, panel 'P' shaped bath with folding shower screen with independent shower, extractor, recessed lighting, full ceramic tiling, chrome heated towel rail, ceramic tiled flooring.

Outside

The front garden is pleasantly arranged and landscaped laid to lawn with wood chippings and a selection of ornamental shrubs. The rear garden has an extensive paved terrace, extensive lawns edged with flower borders and a selection of ornamental evergreen and deciduous shrubs, outside tap and lighting. The garden is enclosed by a combination of panel fencing and mature evergreen screening. There is a **Single Garage** with single electrically operated roller door, power, lighting and private door to the side.

Tenure

Freehold

Council Tax Band - E



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