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- Charming Individual Character Home
- Two/Three Reception Rooms
- Mature Gardens
- Non Estate Village Location

- Huge Scope For Improvement
- Garaging And Two Car Driveway
- Stunning Views Over Village Church
- Vacant Possession And No Forward Chain



**Recessed Entrance Canopy Over**  
Panel door to

**Entrance Hall**  
17' 5" x 3' 7" (5.31m x 1.09m)  
Secondary glazed picture window to side aspect, fuse box and master switch, single panel radiator, exposed internal timber work, airing cupboard housing hot water cylinder, shelving and composite flooring, inner door to

**Boot Room**  
6' 7" x 5' 3" (2.01m x 1.60m)  
Coats hanging area, double panel radiator, secondary double glazed window to rear aspect,

**Cloakroom**  
6' 7" x 2' 7" (2.01m x 0.79m)  
Window to rear aspect, fitted with low level WC, single panel radiator.

**Family Bathroom**  
6' 7" x 5' 3" (2.01m x 1.60m)  
Fitted with vanity wash hand basin, panel bath, extensive tiling, double panel radiator, secondary double glazed window to garden aspect.

**Kitchen/Dining Room**  
18' 8" x 17' 1" (5.69m x 5.21m)  
A light double aspect open plan space with three secondary double glazed windows to garden aspect and stable door to garden terrace to the rear, fitted in a traditional range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit, appliance spaces, drawer units, wall mounted Vaillant gas fired central heating boiler serving hot water system and radiators, gas fire point, exposed internal structural timber work, part tiled and part vinyl flooring.

**Sitting Room**  
15' 1" x 11' 10" (4.60m x 3.61m)  
Exposed internal timber work, wall light points, single panel radiator, central angle nook fire place with brick work chimney feature with inset multi fuel burner, secondary double glazed window to front aspect, extensive under stairs storage cupboard, inner access to

**Living Room**  
11' 10" x 11' 6" (3.61m x 3.51m)  
Stairs to first floor with original latch door and smithy hinges, central brick work fire place with open hearth, single panel radiator, exposed timbers, wall light points, picture window to front aspect.

**First Floor Landing**  
Exposed structural timbers, wall light points, access to

**Loft Room**  
19' 8" x 15' 9" (5.99m x 4.80m)  
An 'L' shaped space with lighting, power and boarding.

**Principal Bedroom**  
14' 1" x 11' 10" (4.29m x 3.61m)  
Exposed structural timber work, wall light points, radiator, secondary double glazed window to front aspect.

**Bedroom 2**  
11' 10" x 5' 7" (3.61m x 1.70m)  
Single panel radiator, exposed timbers, secondary double glazed picture window to front aspect.

**Bedroom 3**  
8' 6" x 5' 7" (2.59m x 1.70m)  
Secondary double glazed window to garden aspect, exposed timber work, single panel radiator.

**Outside**  
The front garden is enclosed by mature hedging stocked with rose beds, mature Cherry tree with a drive way positioned to the side measuring approximately 32' 10" x 18' 1" (10.01m x 5.51m) with access to the **Detached Oversized Garage** measuring 17' 1" x 11' 10" (5.21m x 3.61m) of brick construction with up and over door. The rear garden measures approximately 55' 9" x 36' 1" (16.99m x 11.00m) landscaped and enclosed by low retaining brick wall with extensive seating area, outside lighting, a selection of ornamental shrubs and evergreen trees. The side garden measures approximately 32' 10" x 19' 8" (10.01m x 5.99m) and laid to unprepared lawn with mature trees and gated access to the front.

**Tenure**  
Freehold  
Council Tax Band - C

