

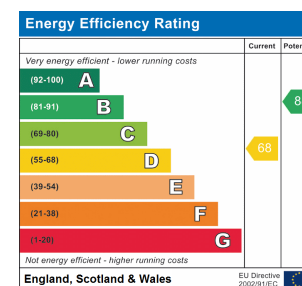


33 Humberdale Way, Warboys PE28 2RX

Guide Price £300,000



- Modern Semi Detached Home
- Three Bedrooms
- Generous Kitchen/Dining Room
- Landscaped Gardens
- Garage And Off Road Parking
- Close To Village School
- Short Walk Of Local Amenities
- Stunning Field Views



Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

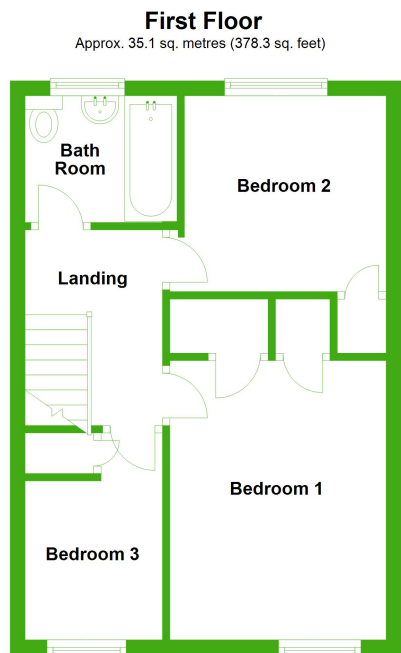
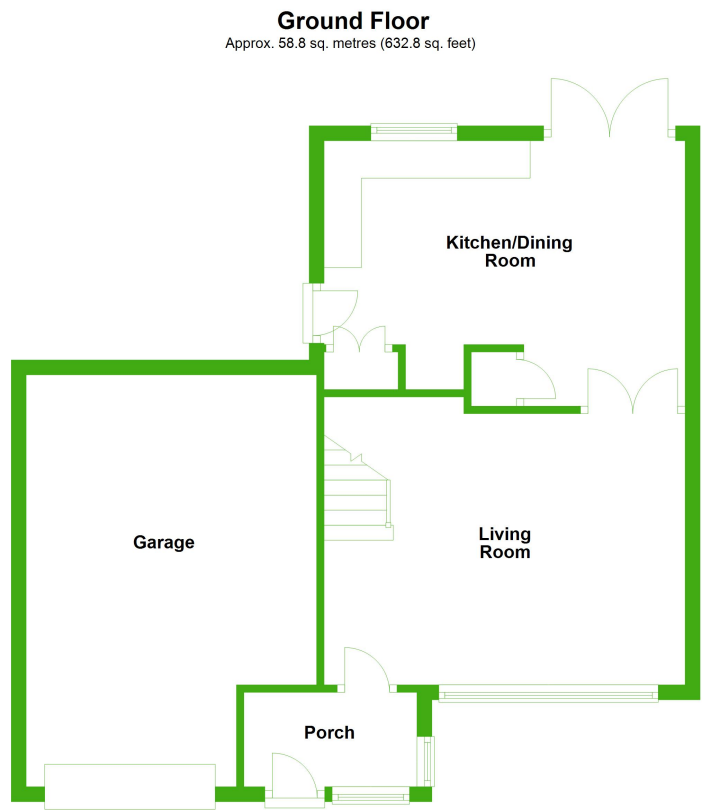
St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



UPVC Double Glazed Door To

Entrance Porch

7' 7" x 5' 3" (2.31m x 1.60m)

Laminate flooring, radiator, coving to ceiling, internal door to

Sitting Room

15' 9" x 12' 6" (4.80m x 3.81m)

UPVC window to front aspect, radiator, TV point, telephone point, stairs to the first floor, coving to ceiling.

Kitchen/Dining Room

15' 9" x 11' 6" (4.80m x 3.51m)

A light double aspect room with UPVC window and French doors to garden aspects, fitted storage cupboard and additional double cupboard, appliance spaces, vinyl floor covering, fitted in a range of base and wall mounted units with complimenting work surfaces and ceramic tiling, single drainer one and a half bowl sink unit with mixer tap, gas and electric cooker points with suspended stainless steel extractor unit over.

First Floor Landing

Access to insulated loft space, coving to ceiling

Family Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath and hand mixer shower, extensive ceramic tiling. shaver point, vinyl floor covering, UPVC window to rear aspect.

Bedroom 1

12' 2" x 9' 6" (3.71m x 2.90m)

UPVC window to front aspect, radiator, fitted wardrobe with hanging and shelving, airing cupboard with hot water cylinder, coving to ceiling.

Bedroom 2

9' 2" x 8' 6" (2.79m x 2.59m)

UPVC to rear aspect with amazing views over open fields, fitted wardrobe with hanging and shelving, radiator, coving to ceiling.

Bedroom 3

9' 6" x 6' 3" (2.90m x 1.91m)

UPVC to front aspect, radiator, coving to ceiling

Outside

There is a pleasant area of lawn with ornamental shrubs enclosed by mature hedging with parking provision for two vehicles accessing the over sized garage with power and lighting. The rear garden has a paved terrace and established lawns edged in shrubs, enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - B



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.