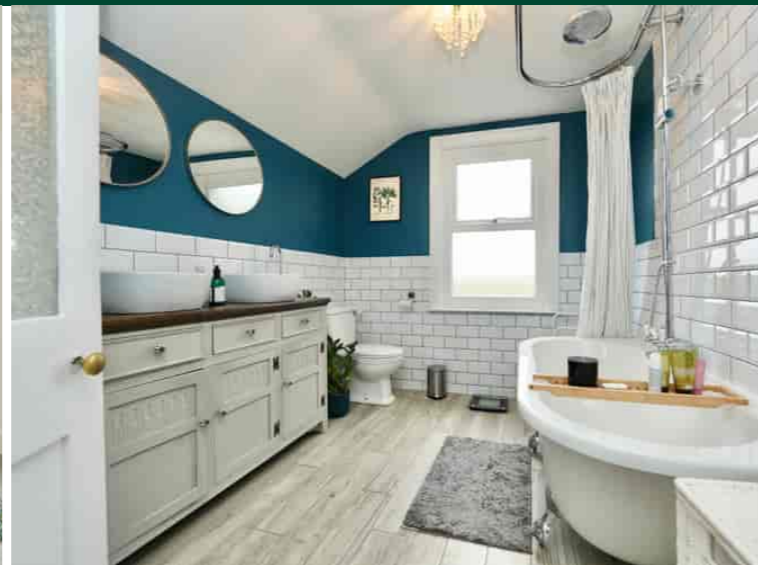


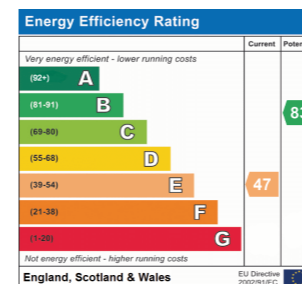


Priory Lane, Huntingdon PE29 1JL

Offers in Excess of £325,000



- Beautifully Presented Victorian Semi Detached Home
- Two Double Bedrooms
- Stunning Kitchen/Breakfast Room And Family Bathroom
- Living Room, Dining Room And Study
- Ground Floor Cloakroom
- Character Features
- Tastefully Decorated
- A Good Sized Rear Garden
- Walking Distance To Town Centre And Train Station
- Popular Location



Peter Lane &
PARTNERS
— EST 1990 —

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

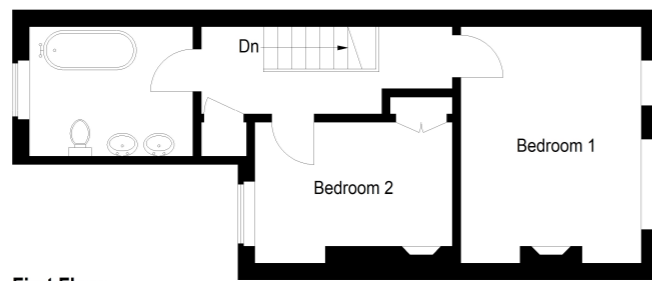
Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

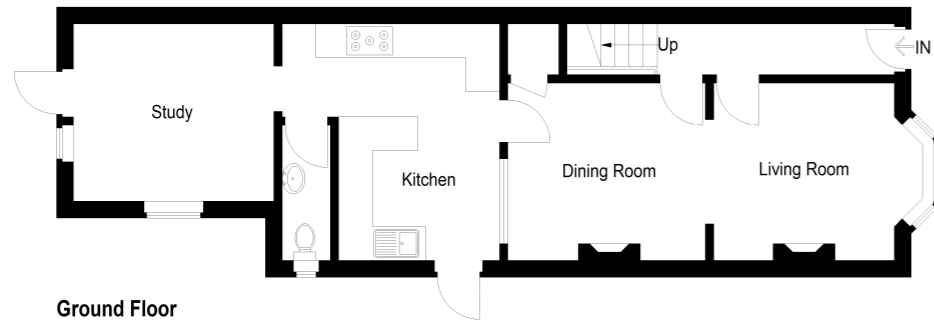
www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 96.5 sq m / 1039 sq ft



First Floor



Ground Floor

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. (ID1088713)
Housepix Ltd



Storm Porch Over

Panel door with glazed inserts to

Entrance Hall

Radiator, stairs to first floor.

Living Room

12' 0" x 10' 4" into bay (3.66m x 3.15m)

Double glazed bay window to front aspect, central feature fireplace, radiator, laminate flooring.

Dining Room

11' 7" x 10' 6" (3.53m x 3.20m)

Sash style window to rear aspect, central feature fireplace, radiator, laminate flooring, understairs storage cupboard with lighting.

Kitchen/Breakfast Room

13' 9" x 12' 7" (4.19m x 3.84m)

Double glazed window and UPVC door to side aspect, part vaulted ceiling with double glazed roof and fitted blinds, fitted in a range of base and wall mounted units, drawer units, complementing work surface and tiled surrounds, single drainer one and a half bowl sink unit with mixer tap, spaces for range style cooker with extractor hood over, fridge freezer, washing machine and dishwasher, breakfast bar, recessed down lighters, tiled flooring.

Cloakroom

Double glazed window to side aspect, display shelving, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

Study

11' 8" x 10' 6" (3.56m x 3.20m)

A double aspect room with double glazed window to side and double glazed French doors to garden, radiator, feature panel work, laminate flooring.

First Floor Landing

Cupboard housing central heating boiler serving hot water system and radiators.

Bedroom 1

13' 8" x 10' 6" (4.17m x 3.20m)

Two double glazed windows to front aspect, radiator, central feature fireplace.

Bedroom 2

11' 8" x 8' 2" (3.56m x 2.49m)

Double glazed window to rear aspect, double built in cupboard, central feature fireplace, radiator.

Family Bathroom

10' 6" x 7' 8" (3.20m x 2.34m)

Double glazed window to rear aspect, fitted in a four piece suite comprising low level WC, twin counter top vanity wash hand basins with mixer taps, roll top bath with mixer tap and drench style shower head over, complementing tiling, radiator, tiled flooring.

Outside

To the front a cast iron gate leads on to a tiled pathway with planting and gravel, enclosed by brick walling. Side gated access leads to the rear garden with an entertaining/seating area, laid to lawn with mature planting, outside tap and fully enclosed.

Tenure

Freehold

Council Tax Band - C

