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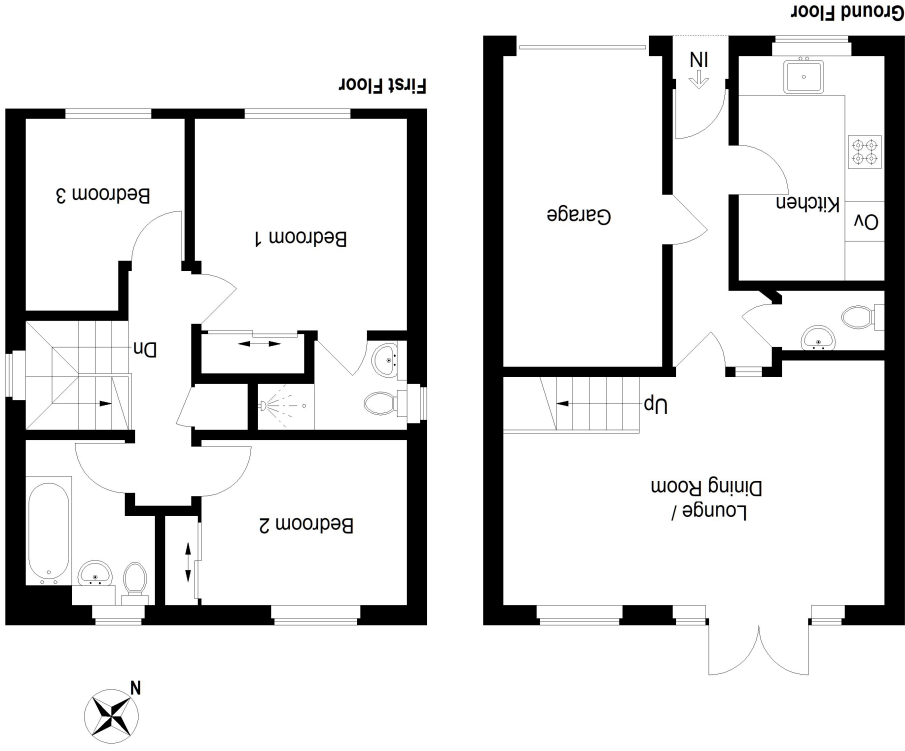
Kimbolton 24 High Street St Neots Kimbolton
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Mayfair Office Cashel House 15 Thayer St, London
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are 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. (1D980577)

Housepix Ltd



Approximate Gross Internal Area (Including Garage)
 89.9 sq m / 968 sq ft



- Superb Detached Family Home
- Old Hinchbrooke Park
- Garage And Off Road Parking
- Conveniently Located For The Train Station

- Three Bedrooms
- Cloakroom And En Suite
- Close To Hinchbrooke Hospital
- Viewing Strictly Via Selling Agent



Panel Door With Double Glazed Inserts To

Entrance Hall

Radiator, integral door to **Garage**.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

Lounge/Dining Room

18' 8" x 11' 6" (5.69m x 3.51m)

Three windows to rear aspect and French doors to rear garden, radiator, central feature stone fire place with surround and inset coal effect gas fire.



Kitchen

11' 1" x 7' 4" (3.38m x 2.24m)

Window to front aspect, re-fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, Butler style sink with mixer tap over, a range of integrated appliances incorporating electric oven and gas hob with cooker hood over, microwave, fridge freezer, washing machine, recessed down lighters, real wood flooring.



First Floor Landing

Window to side aspect, access to partially boarded loft space with ladder, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

10' 4" x 10' 3" (3.15m x 3.12m)

Window to front aspect, radiator, double built in wardrobe with mirror sliding doors, hanging and shelving.



En Suite Shower Room

Window to side aspect, re-fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, radiator.

Bedroom 2

10' 11" x 8' 8" (3.33m x 2.64m)

Window to rear aspect, radiator, double built in wardrobe with mirror sliding doors, hanging and shelving.



Bedroom 3

9' 8" x 8' 1" (2.95m x 2.46m)

Window to front aspect, radiator.

Family Bathroom

Window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, complementing tiling, radiator.

Outside

To the front of the property there is off road parking provision for two vehicles leading to the **Integral Single Garage** measuring 15' 5" maximum x 7' 8" (4.70m x 2.34m) with up and over door, power, lighting, wall mounted gas central heating boiler and consumer unit. The front garden is open plan and laid to lawn with mature shrubs and outside lighting. Side gated access leads to the mature rear garden with patio seating area, landscaped with stone beds, mature planting and **Summer House** measuring 7' 9" x 5' 6" (2.36m x 1.68m) with twin doors to the front, a circular patio area, shaded gazebo, outside tap. To the side of the property there is a lean to shed measuring 12' 6" x 3' 0" (3.81m x 0.91m) . The garden is enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - D

