

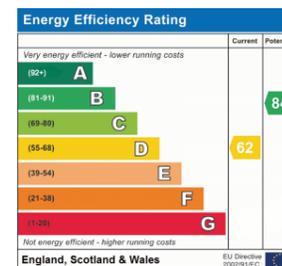


Lucks Lane, Buckden PE19 5TQ

Guide Price £340,000



- Established And Beautifully Maintained End Terrace Property
- Two Double Bedrooms With Built In Wardrobes
- Impressive Re-Fitted Kitchen/Dining Room
- Contemporary Style Re-Fitted Family Bathroom And Cloakroom
- Lounge With Open Fireplace
- Excellent Sized Front And Rear Gardens
- Summer House With Power And Light Connected
- Off Road Parking With EV Charging Point
- Highly Desirable Village Location
- Walking Distance Of Local Amenities
- Excellent Transport Links



**Peter Lane**  
**PARTNERS**  
 — EST 1990 —

Huntingdon  
 60 High Street  
 Huntingdon  
 01480 414800

Kimbolton  
 24 High Street  
 Kimbolton  
 01480 860400

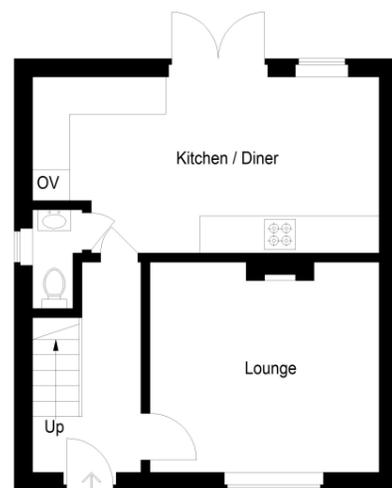
St Neots  
 32 Market Square  
 St. Neots  
 01480 406400

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

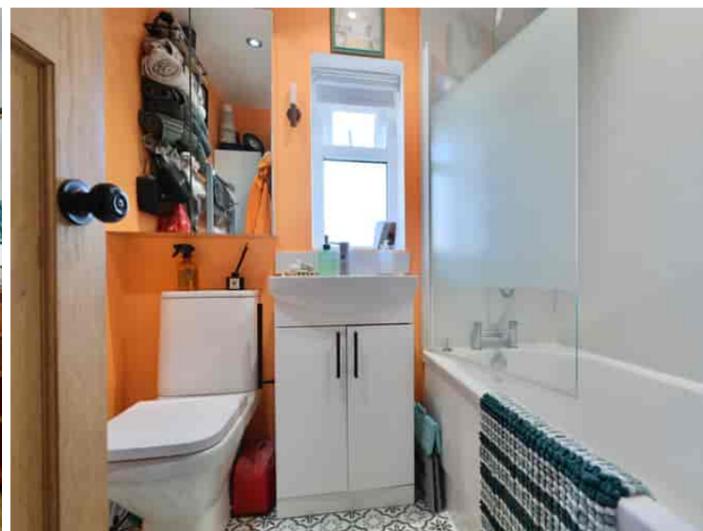


Ground Floor



First 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. (ID1278849)  
Housepix Ltd



## Storm Canopy

### Panel Door With Double Glazed Inserts To

#### Entrance Hall

Radiator, stairs to first floor, wood flooring.

#### Lounge

3.7m x 3.4m (12' 2" x 11' 2")

Double glazed window to front aspect, picture rail, radiator, central open fireplace, wood flooring.

#### Kitchen/Dining Room

5.6m x 2m (18' 4" x 6' 7")

Two double glazed windows to rear aspect and double glazed French doors to rear, recessed downlighter's, fitted in a range of base, drawer and wall mounted units with complementing work surfaces,, wine racks, stainless steel single drainer one and a half bowl sink unit with mixer tap, Aqua boarding, integrated electric oven and hob with cooker hood over, integrated dish washer, integrated washing machine, space for fridge freezer, integrated bluetooth speakers, radiator, wood flooring.

#### Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, double glazed window to side aspect.

#### First Floor Landing

Double glazed window to side aspect, access to part boarded loft space with ladder and lighting.

#### Bedroom 1

4.75m x 3m (15' 7" x 9' 10")

Double glazed window to front aspect, radiator, built in wardrobe, exposed floorboards.

#### Bedroom 2

3.6m x 2.5m (11' 10" x 8' 2")

Double glazed window to rear aspect, radiator, built in wardrobe, exposed floorboards.

## Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with shower over and shower screen, radiator, recessed downlighter's.

## Outside

The front garden is laid to lawn with pathway to the front door, outside courtesy light and enclosed by mature hedging. Side gated access leads to the impressive sized enclosed rear garden with patio seating area, laid to lawn, mature planting, outside tap and lighting, raised terrace, vegetable patch with sleeper borders, timber summer house with power, lighting, double doors and two windows, gated off road parking with EV charging point.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

Council Tax Band - C