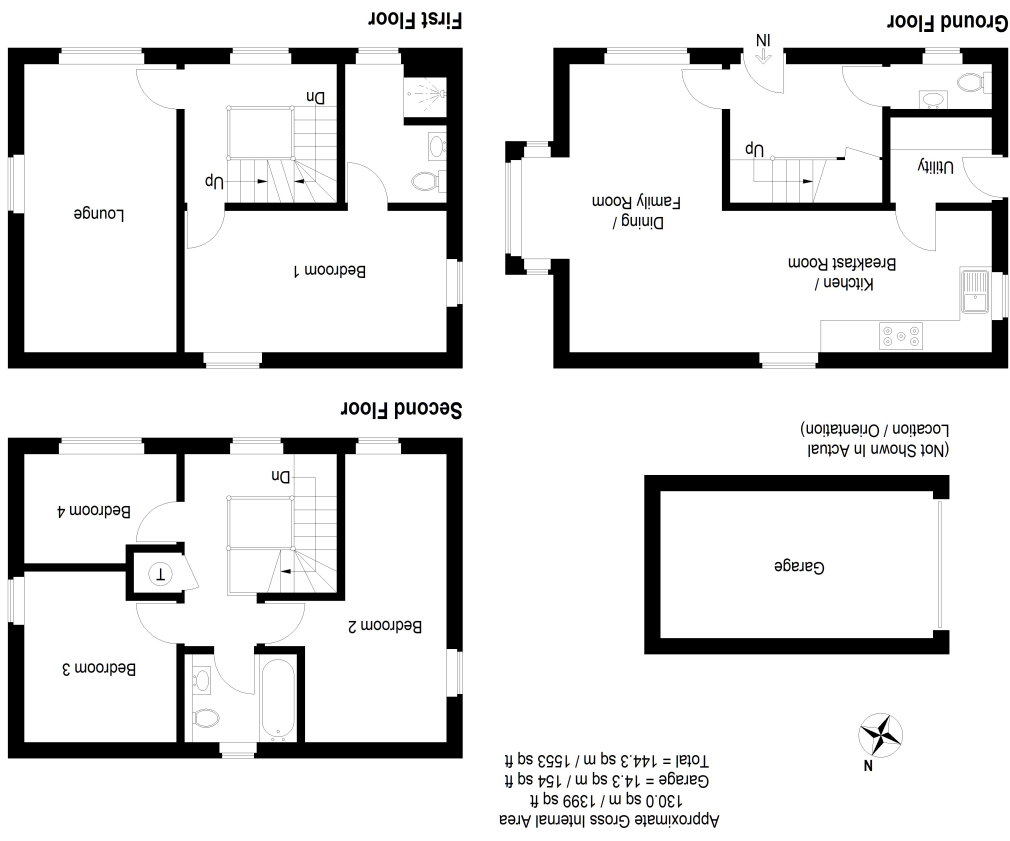


**Huntingdon branch: 01480 414800**  
 www.peterlane.co.uk Web office open all day every day

<b>Huntingdon</b>	<b>St Neots</b>	<b>Kimbolton</b>
60 High Street	32 Market Square	24 High Street
Huntingdon	St. Neots	Kimbolton
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400



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. (ID1046387)



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 warranty, guarantee or representation whatsoever in relation to this property.





- Beautifully Proportioned Detached Town House
- Arranged Over Three Floors
- En Suite To Master Bedroom
- Private Walled Garden
- Desirable Estate Location
- ADT Intruder Alarm
- Versatile Four/Five Bedroom Accommodation
- Impressive Kitchen/Breakfast/Family Room
- Utility Room
- Three Car Driveway
- Single Garaging



**Composite Panel Door To**

**Reception Hall**

Understairs storage cupboard, stairs to first floor, Karndean flooring.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, UPVC window to front aspect, Karndean flooring.

**Kitchen/Breakfast/Family Room**

17' 10" x 16' 7" maximum (5.44m x 5.05m)

A generous 'L' shaped room fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, pan drawers, a tremendously light four aspect room with UPVC windows to front, both sides and rear elevations, UPVC bay window to side, TV point, telephone point, two radiators, single drainer stainless steel sink unit, washed Oak Karndean flooring.

**Utility Room**

6' 11" x 5' 3" (2.11m x 1.60m)

Fitted in a range of units with work surfaces and tiling, sink unit, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, door to side garden.

**First Floor Galleried Landing**

Access to

**Living Room/Bedroom**

17' 10" x 9' 4" (5.44m x 2.84m)

A light double aspect room with UPVC windows to front and side aspects, TV point, telephone point, two radiators.

**Principal Bedroom**

16' 3" x 8' 9" (4.95m x 2.67m)

A double aspect room with UPVC windows to side and rear aspects, wardrobe with hanging and shelving, radiator, inner access to

**En Suite Shower Room**

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, extensive tiling, extractor, radiator, UPVC window to front aspect.

**Second Floor Landing**

UPVC window to front aspect, access to insulated loft space, airing cupboard housing pressurised water system and shelving.

**Bedroom 2**

17' 10" x 8' 7" (5.44m x 2.62m)

A light double aspect room with UPVC windows to front and side aspects., wardrobe with hanging and shelving.

**Bedroom 3**

10' 5" x 9' 4" (3.17m x 2.84m)

UPVC window to side aspect.

**Family Bathroom**

7' 3" x 5' 7" (2.21m x 1.70m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen and mixer tap hand shower, radiator, UPVC window to rear aspect, composite flooring.

**Bedroom 4**

9' 4" x 7' 1" (2.84m x 2.16m)

UPVC window to front aspect, radiator, wardrobe with hanging and shelving.

**Outside**

The property stands in pleasant surrounding gardens enclosed by maturing Beech hedging to the front ,lawned with a three car drive positioned to the side accessing the **Garage** with single up and over door, power, lighting and eaves storage space. The rear garden is pleasantly arranged with an Indian sandstone paved terrace, shaped lawns, stocked with a selection of ornamental shrubs and borders enclosed by brick walling with outside tap and lighting and offer a reasonable degree of privacy.

The property is subject to a management/estate charge of approximately £500 per annum.

**Agents Note**

The property is subject to a Service Charge to First Post of £207.15 per annum and £302.59 to Broad Oak.

**Tenure**

Freehold

Council Tax Band - E

