



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

Huntingdon 60 High Street St Neots Tel: 01480 414800	Huntingdon 24 High Street St Neots Tel: 01480 406400	Huntingdon 32 Market Square St Neots Tel: 01480 406400	Huntingdon 15 Thayer St, London Cashel House Tel: 0870 1127099
---	---	---	---



- Well Proportioned Hopkins Home Built Family Residence
- En Suite To Master Bedroom
- Generous Sitting Room
- Desirable Estate Location
- Approximately 18 Months Old
- Four Bedrooms
- Contemporary Kitchen/Breakfast Room
- Beautifully Presented Accommodation
- Walled Rear Garden
- Garaging And Car Port



**Composite Panel Door Accessing**

**Reception Hall**

Double panel radiator, Karndean flooring, cornicing to ceiling.

**Cloakroom**

Fitted in a two piece contemporary white suite, comprising low level WC, pedestal wash hand basin with mixer tap, ceramic tiling, Karndean flooring, extractor.

**Sitting Room**

19' 0" x 10' 10" (5.79m x 3.30m)

A light triple aspect room with UPVC windows to front and side aspects, French doors to garden terrace to the rear, TV point, telephone point, two radiators, central fireplace with inset Living Flame coal effect gas fire, cornicing to ceiling.

**Kitchen/Dining Room**

16' 9" x 18' 1" (5.11m x 5.51m)

A light, contemporary open plan, double aspect room with UPVC windows to front and rear aspects, glazed UPVC door to rear garden fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, drawer units, a selection of integrated Hotpoint appliances incorporating fridge freezer, washing machine, integrated dishwasher, double electric oven and gas hob with bridging unit and extractor fitted above, under stairs storage cupboard, two double panel radiators, composite floor covering and incorporating a small utility area with an additional range of units.

**First Floor Landing**

Access to insulated loft space, airing cupboard housing pressurized hot water system, extensive fitted cupboard, UPVC window to rear garden.

**Principal Bedroom**

11' 2" x 10' 10" (3.40m x 3.30m)

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

**En Suite Shower Room**

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted above, UPVC window to front aspect, shaver point, double panel radiator, Karndean flooring.

**Bedroom 2**

14' 5" x 9' 6" (4.39m x 2.90m)

UPVC window to front aspect, radiator, storage cupboard and wardrobe range, cornicing to ceiling.

**Bedroom 3**

10' 2" x 9' 10" (3.10m x 3.00m)

UPVC window to rear aspect, radiator, access to insulated loft space.

**Bedroom 4**

11' 2" x 6' 7" (3.40m x 2.01m)

Double panel radiator, UPVC window to rear aspect.

**Family Bathroom**

10' 2" x 6' 7" (3.10m x 2.01m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with tiling and mixer tap, panel bath with mixer tap and hand shower, shaver point, double panel radiator, Karndean flooring, cornicing to ceiling.

**Outside**

The front garden is open plan lawn with some prepared borders and outside lighting. The driveway gives provision for two vehicles positioned under the car port leading to the oversized **Garage** measuring 6.1m x 3.2m with up and over door, power, lighting and private door to the side. The rear garden has areas of paving and is primarily lawned, enclosed by a combination of panel fencing and brick walling.

**Tenure**

Freehold

Council Tax Band - D

The property is subject to an annual maintenance charge of £295.58

