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Cashel House
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15 Exmoor Close, Hinchingsbrooke Park PE29 6XN Guide Price £475,000

- Beautifully Presented Family Home
- Re-Fitted Kitchen/Breakfast Room
- Extensive Parking And Garaging
- Positioned On The Ever Desirable 'Old Hinchingsbrooke Park'
- Walking Distance Of Railway Station
- Four Bedrooms
- Mature Gardens
- Fronting An Attractive Green
- Close To Hospital And Hinchingsbrooke School



Integral Storm Canopy Over

Glazed composite front door to

Reception Hall

17' 1" x 7' 10" (5.21m x 2.39m)

Arch display recess, contemporary radiator, stairs to first floor, coats hanging area, coving to ceiling, ceramic tiled flooring, internal door to

Garage

16' 9" x 7' 10" (5.11m x 2.39m)

Single up and over door, power and lighting, wall mounted gas fired central heating boiler (approximately two years old) serving hot water system and radiators.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mono block mixer tap and ceramic tiling, UPVC window to side aspect, coving to ceiling, ceramic tiled flooring.

Kitchen/Breakfast Room

15' 1" x 9' 6" (4.60m x 2.90m)

A light contemporary space with UPVC windows and door to two rear aspects, fitted in a range of Shaker style base and wall mounted cabinets with complementing glass splashbacks, inset one and a half bowl stainless steel sink unit with mixer tap, integral electric oven and ceramic hob with suspended stainless steel extractor fitted over, under lit wall cabinets, drawer units, appliance spaces, moveable island incorporating two stool breakfast bar, fixed display shelving, recessed lighting, coving to ceiling, dual dimmer switch, vertical brushed steel contemporary radiator.

Dining Room

9' 6" x 8' 10" (2.90m x 2.69m)

Sliding double glazed sliding patio doors to garden terrace to the rear, contemporary radiator, coving to ceiling, engineered Oak flooring, glazed internal door to

Sitting Room

18' 10" x 11' 8" (5.74m x 3.56m)

UPVC bay window to front aspect, double contemporary radiator, central fire place finished in natural stone with gas fire point, TV point, telephone point, coving to ceiling, dimmer switch, engineered Oak flooring.

First Floor Galleried Landing

Natural Oak balustrade, single panel radiator, UPVC window to side aspect, coving to ceiling, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

13' 9" x 10' 6" (4.19m x 3.20m)

Three UPVC picture windows to front aspect, TV point, telephone point, wall light points, extensive wardrobe range with hanging and shelving, coving to ceiling.

En Suite Shower Room

8' 2" x 6' 3" (2.49m x 1.91m)

UPVC window to front aspect, heated chrome towel rail, Schreiber larder unit, re-fitted in a three piece range of white sanitary ware comprising low level WC, vanity wash hand basin with mixer tap, walk in screened shower enclosure with independent shower unit fitted over, recessed lighting, Karndean floor covering.

Bedroom 2

12' 10" x 8' 6" (3.91m x 2.59m)

UPVC window to garden aspect at the rear, single panel radiator, extensive wardrobe range with hanging and shelving, coving to ceiling.

Bedroom 3

9' 10" x 8' 2" (3.00m x 2.49m)

UPVC window to garden aspect to the rear, single panel radiator, coving to ceiling, Schreiber furniture incorporating drawer units, double wardrobe with hanging and shelving.

Bedroom 4

9' 10" x 6' 11" (3.00m x 2.11m)

UPVC window to garden aspect to the rear, single panel radiator.

Family Bathroom

Re-fitted in a quality range of white sanitary ware comprising low level WC vanity wash hand basing with mono block mixer tap, heated chrome towel rail, panel bath with folding shower screen with mixer tap hand shower, ceramic tiling, shaver point, UPVC window to side aspect, extractor, Karndean floor covering.

Outside

The property is beautifully positioned overlooking a large established green with mature Oak trees and further ornamental trees. There is an extensive frontage finished in stone sets with cobbled borders and a selection of ornamental evergreens and deciduous shrubs with outside lighting. There is ample parking provision for five reasonable sized vehicles with gated access extending to the rear garden which measures 42' 8" x 37' 9" (13.00m x 11.51m) approximately with paved seating areas, outside lighting and tap, edged in mature shrubs, ornamental trees and evergreens with a selection of exotics. The garden is enclosed by a combination of panel fencing and trellis work offering a good degree of privacy. There is a **Single Garage** with up and over door, power and lighting.

Tenure

Freehold
Council Tax Band - E

