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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. (ID980119)
 Houseplox Ltd



- Five Double Bedrooms
- Double Garage And Double Width Driveway
- Kitchen/Dining/Family Room
- Good Sized Rear Garden
- Walking Distance To Local Amenities
- En Suite And Family Bathroom
- Living Room And Study
- Cloakroom And Utility Room
- Sought After Development
- Bellway Homes Built Detached Family Home



Glazed Panel Door To

Entrance Hall

Radiator, stairs to first floor.

Cloakroom

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

Study

11' 10" x 10' 0" (3.61m x 3.05m)

Walk in double glazed window to front aspect, radiator.

Bedroom 2

12' 10" x 8' 2" (3.91m x 2.49m)

Double glazed window to front aspect, radiator.

Bedroom 3

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed window to rear aspect, radiator.

Bedroom 4

10' 10" x 8' 7" (3.30m x 2.62m)

Double glazed window to front aspect, radiator.

Bedroom 5

9' 9" x 8' 4" (2.97m x 2.54m)

Double glazed window to front aspect, radiator.



Living Room

Two double glazed windows to rear aspect and double glazed French doors to rear aspect, two radiators.

Kitchen/Dining/Family Room

27' 6" x 10' 2" (8.38m x 3.10m)

A triple aspect room with double glazed windows to front, side and rear elevations, fitted in a comprehensive range of base and wall mounted units with complementing work surfaces and matching up-stands, drawer units, gas hob with cooker hood over, integrated electric oven, recessed downlighters, breakfast bar, one and a half bowl single drainer sink unit, integrated dishwasher and fridge freezer, radiator, wood effect flooring.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower, tiled flooring.

Outside

The front garden is laid to lawn with pathway to the entrance door and courtesy light. To the side of the property is a double width block paved driveway providing off road parking for several vehicles leading to the **Double Garage** with twin up and over doors, personal door to rear garden. Side gated access leads to the rear garden with patio seating area, laid to lawn, enclosed by panel fencing and brick walling.



Utility Room

7' 3" x 5' 5" (2.21m x 1.65m)

Glazed and panel door to rear aspect, fitted base unit, stainless steel single drainer sink unit, space and plumbing for washing machine.

Agents Note

There are management charges of approximately £300.00 per annum.

First Floor Landing

Access to loft space, airing cupboard.

Tenure

Freehold

Council Tax Band - E



Bedroom 1

14' 5" x 11' 11" (4.39m x 3.63m)

Double glazed window to rear aspect, radiator, a range of wardrobes with hanging and storage space.

En Suite Shower Room

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, heated towel rail, tiled flooring.

