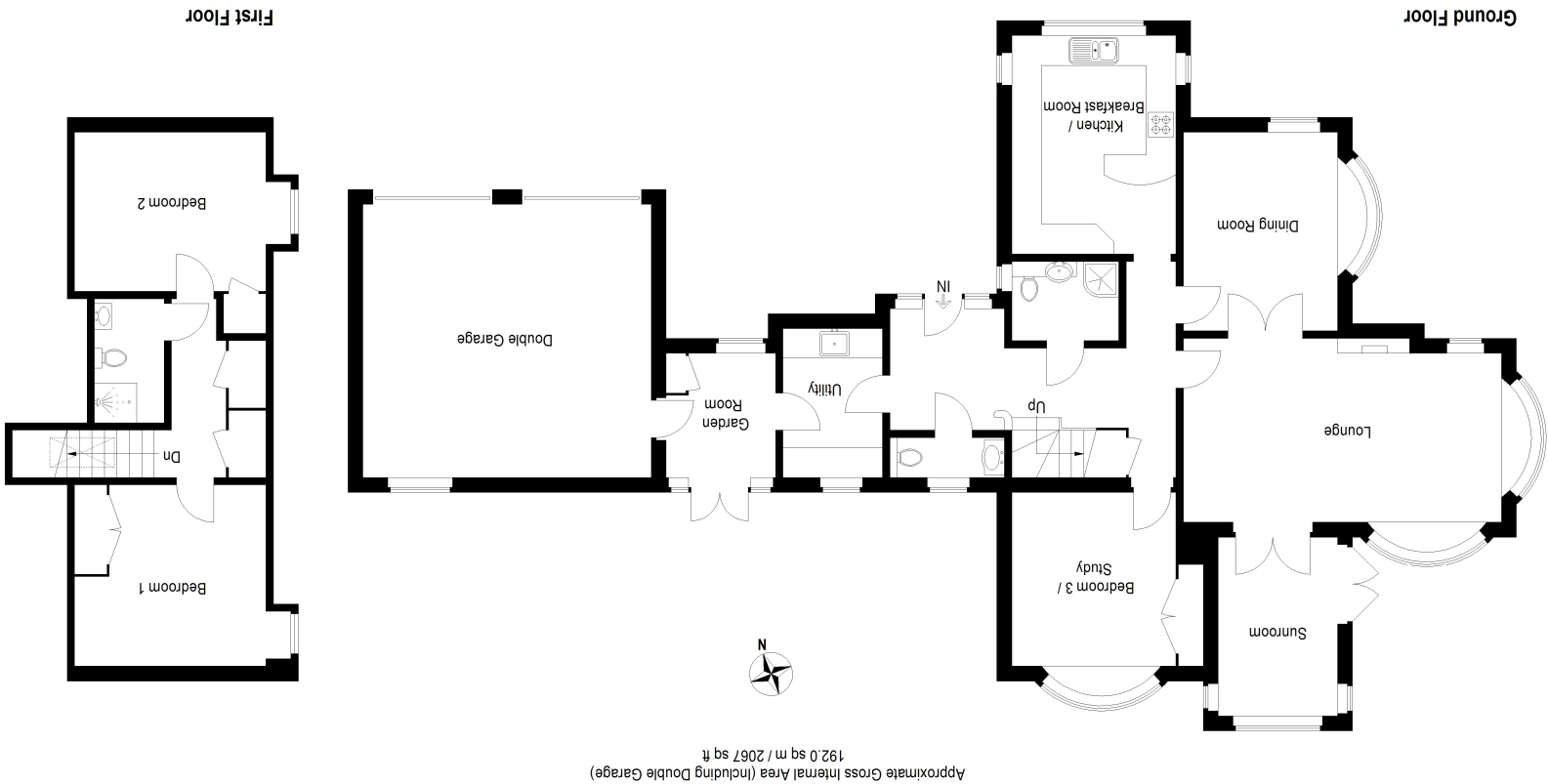
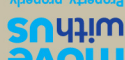


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Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property.



- Individual Non Estate Family Home
- Three Reception Rooms
- Mature And Private Surrounding Gardens
- Double Garaging And Three Vehicle Driveway

- Versatile Family Sized Accommodation
- Re-Fitted Kitchen And Sanitaryware
- Lovely Summer House
- Desirable Village Location

Composite Glazed Panel Door

UPVC side panels to

Reception Hall

18' 4" x 7' 5" (5.59m x 2.26m)

Two double panel radiators, stairs to first floor, LVT flooring, coats hanging area, understairs storage cupboard with lighting, inner door to

Cloakroom

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, full ceramic tiling with natural stone contour border tiling, ceramic tiled flooring, recessed automatic lighting, UPVC window to garden aspect.

Utility Room

9' 10" x 6' 10" (3.00m x 2.08m)

Fitted in a range of base units with granite work surfaces, up-stands and granite sill, double panel radiator, UPVC window to garden aspect, larder unit housing gas fired central heating boiler serving hot water system and radiators, appliance spaces. inset Belfast sink unit with directional mixer tap, LVT flooring, recessed lighting, glazed internal door to

Garden Room

9' 0" x 7' 3" (2.74m x 2.21m)

A light double aspect room with UPVC picture window to front aspect and UPVC French doors accessing garden terrace, LVT flooring, access to secondary loft space, recessed lighting, storage cupboard, inner door to

Double Garage

19' 8" x 18' 2" (5.99m x 5.54m)

Electrically operated roller door, UPVC window to garden aspect, eaves storage space, power and lighting.

Shower Room

7' 5" x 5' 4" (2.26m x 1.63m)

Re-fitted in a range of quality white sanitaryware comprising low level WC with concealed cistern, corner screened shower enclosure with independent shower unit fitted over, vanity wash hand basin with cabinet storage and directional mixer tap, heated towel rail, recessed lighting, extractor, ceramic tiled flooring, full ceramic tiling with contour border tiles, over-lit vanity mirror, cabinet.

Bedroom 3

11' 5" x 11' 2" (3.48m x 3.40m)

UPVC bow window to garden aspect, double panel radiator, double wardrobe with hanging and storage.

Kitchen/Breakfast Room

14' 11" x 10' 10" (4.55m x 3.30m)

A triple aspect room with UPVC windows to three front aspects, fitted in a bespoke range of base and wall mounted cabinets with complementing work surfaces and granite up-stands with glass splashbacks, drawer units, pan drawers, inset one and a half bowl sink unit with directional mixer tap, skirting level convector heater, recessed lighting, central dividing peninsular unit incorporating two stool breakfast bar, integral Fisher and Paykel induction hob with suspended extractor fitted above, integrated wine cooler and automatic dishwasher, twin electric Neff ovens with Siemens warming drawer, combination microwave, space for American style fridge freezer, under unit lighting, Karndean flooring.

Sitting Room

21' 2" x 13' 2" (6.45m x 4.01m)

A light double aspect room with two UPVC windows to front and UPVC bow window to garden aspect, two double panel radiators, TV point, telephone point, glazed internal double doors to

Dining Room

13' 1" x 10' 4" (3.99m x 3.15m)

UPVC windows to front and side aspects, double panel radiator.

Morning Room

11' 11" x 8' 6" (3.63m x 2.59m)

UPVC windows to garden aspect and French doors to garden terrace, double panel radiator.

First Floor Landing

Velux window to front aspect, double panel radiator, access to loft space, twin eaves storage cupboards with hanging and storage and one housing Megaflow hot water system.

Bedroom 1

14' 4" x 11' 4" (4.37m x 3.45m)

UPVC window to rear aspect, double panel radiator, double wardrobe with hanging and storage.

Bedroom 2

14' 3" x 10' 8" (4.34m x 3.25m)

UPVC window to side aspect, double panel radiator, wardrobe with hanging and storage,.

Family Shower Room

8' 1" x 4' 10" (2.46m x 1.47m)

Re-fitted in a three piece contemporary white suite comprising low level WC, surface mounted wash hand basin with directional mixer tap, work surfaces and drawer units, chrome heated towel rail, oversized screened shower enclosure with independent multi head shower fitted over, full ceramic tiling with contour border tiles, composite flooring, overlit vanity mirror, extractor.

Outside

To the front is an extensive driveway giving provision for three or more large vehicles. The frontage is stocked with evergreen shrubs and enclosed by mature Laurel hedging, thoughtfully landscaped with low maintenance in mind laid to slate beds with tegula block paving, gated access to the rear, outside lighting, enclosed by brick walling and mature screening. There is a side garden which is enclosed by evergreen hedging. The rear garden is beautifully mature and private, porcelain paved terrace, areas of lawn edged in timber sleepers and arranged over two levels with a further area of paving, outside tap, lighting and power, the garden measures approximately 65' 7" x 49' 3" (19.99m x 15.01m) edged with ornamental shrubs, circular paved centerpiece with ornamental tree, a pleasant timber summerhouse, a further range of outbuildings incorporating greenhouse, timber shed, bin store, raised vegetable planters, the garden is enclosed by a combination of panel fencing and brick walling offering a good degree of privacy.

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 - F

