



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

Huntingdon 60 High Street
St Neots 32 Market Square
Kimbolton 24 High Street
Mayfair Office Cashel House
15 Thayer St, London
Tel: 01480 414800
Tel: 01480 860400
Tel: 0870 112 7099

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. (D1006393)
Housepix Ltd



Approximate Gross Internal Area = 162.8 sq m / 1752 sq ft (including Garage)



- Individual Non-Estate Family Home
- Extended Accommodation
- Well Stocked Private Gardens
- Immediate Vacant Possession And No Chain

- Open Plan Kitchen/Dining Room
- En Suite To Master Bedroom
- Garaging and Four/Five Car Driveway
- Desirable Village Location



Integral Storm Canopy

Hardwood leaded light panel door and side panel to

Entrance Hall

13' 0" x 5' 10" (3.96m x 1.78m)

Stairs to first floor, under stairs recess, coats hanging area, coving to ceiling, parquet flooring, double panel radiator.

Living Room

23' 8" x 12' 3" (7.21m x 3.73m)

A light, double aspect room with UPVC leaded light bay window to front and further double glazed window to side, two double panel radiators, TV point, telephone point, central feature fireplace with timber surround and granite hearth, dado rail, wall light points, cornicing to ceiling.

Kitchen/Dining Room

21' 1" x 12' 5" (6.43m x 3.78m)

A light, open plan space with double glazed window to garden aspect and sliding double glazed internal patio doors to **Conservatory**, double panel radiator. The kitchen is fitted in a range of shaker style base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl Franke sink unit with mixer tap and under-lit pelmet above, directional recessed lighting, central Rangemaster cooking range with suspended extractor unit fitted above, glass fronted display cabinets, central island unit incorporating drawers and pan drawers, larder unit, plumbing for automatic dishwasher, parquet flooring in the breakfast area and ceramic tiling to kitchen.

Utility Room

7' 3" x 6' 4" (2.21m x 1.93m)

Fitted in a range of Shaker style base and wall mounted units, work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, double glazed window to side, coving to ceiling, ceramic tiled flooring, wall mounted gas fired central heating boiler serving hot water system and radiators.

Boot Room

5' 9" x 5' 8" (1.75m x 1.73m)

Single panel radiator, ceramic tiled flooring, coving to ceiling.

Cloakroom

5' 9" x 4' 9" (1.75m x 1.45m)

Fitted in a two piece suite comprising low level WC and pedestal wash hand basin, tiling, double glazed window to rear aspect, vinyl flooring, single panel radiator, coving to ceiling.

Conservatory

10' 8" x 9' 6" (3.25m x 2.90m)

Of hardwood double glazed construction with French doors accessing the garden terrace to the rear, vaulted roof line with double polycarbonate roofing, ceramic tiled flooring.

First Floor Galleried Landing

Leaded light double glazed window to front aspect, access to insulated loft space, coving to ceiling.

Principal Bedroom

15' 9" x 14' 10" (4.80m x 4.52m)

Double glazed window to front aspect, double panel radiator, wardrobe range included, TV point, telephone point, coving to ceiling.

En Suite Bathroom

8' 3" x 6' 3" (2.51m x 1.91m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, tongue and groove panel work, double glazed window to front aspect, recessed lighting, coving to ceiling.

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.17m)

Double glazed window to rear aspect enjoying views over the rear garden, double panel radiator, pine wardrobe included, coving to ceiling, picture rail.

Bedroom 3

11' 10" x 10' 4" (3.61m x 3.15m)

Double glazed window to rear aspect enjoying views over the rear garden, double panel radiator, coving to ceiling.

Bedroom 4

8' 4" x 7' 6" (2.54m x 2.29m)

Single panel radiator, double glazed window to side aspect, coving to ceiling.

Family Bathroom

8' 1" x 6' 4" (2.46m x 1.93m)

Fitted in a four piece range of sanitary ware comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, tongue and groove panel work, screened shower enclosure with independent shower fitted over, single panel radiator, vinyl flooring, shaver point, double glazed window to side aspect, coving to ceiling.

Outside

There is an extensive private frontage with generous driveway sufficient for four/five vehicles. The frontage is heavily stocked with ornamental evergreen shrubs, mature trees and enclosed by mature boundaries to both sides. The driveway accesses the **Garage** as described. Gated access extends to the rear garden which is a neatly arranged with an extensive paved terrace, areas of lawn, constructed vegetable beds and a selection of ornamental trees, it is enclosed by a combination of brick walling and panel fencing and offers a good degree of privacy, there is outside lighting and a tap.

Oversized Single Garage

15' 5" x 10' 10" (4.70m x 3.30m)

Single up and over door, power, lighting and workshop space with fixed display shelving.

Tenure

Freehold

Council Tax Band - D

