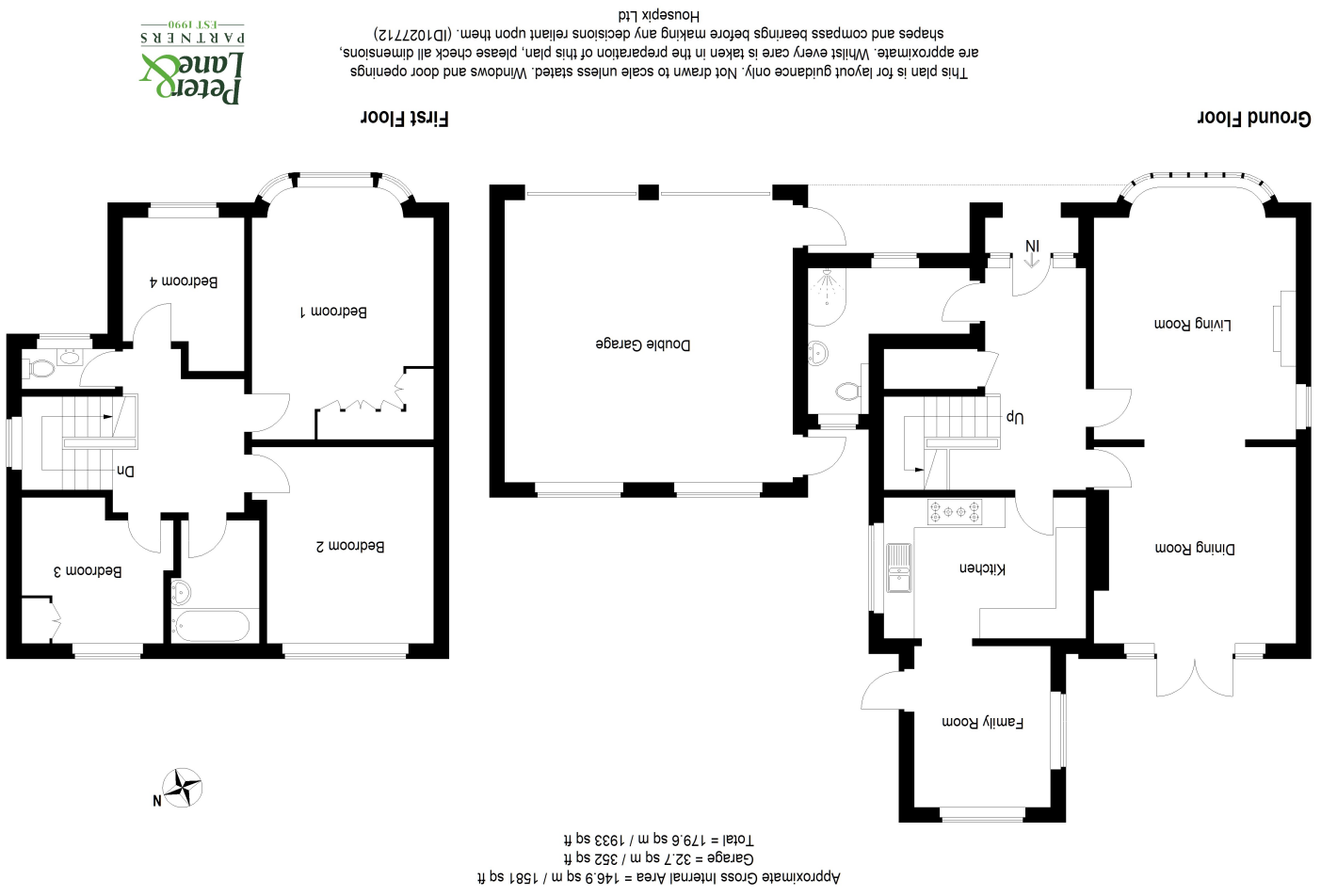


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in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

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Mayfair Office



- An Impressive Detached Family Home
- Three Reception Rooms
- Grounds Of Approximately Half An Acre (sts)
- Character Features
- Rarely Available Location

- Four Bedrooms
- Parking And Double Garage
- Immaculately Presented Throughout
- Excellent Potential To Extend And Develop (stpp)
- Short Walk To The Village Centre



Storm Porch With Tiled Floor To
 Timber door with leaded light glazed inserts to

Reception Hall
 Coving to ceiling, wall light points, stairs to first floor, dado rail, radiator, walk in cloaks cupboard, under stairs storage cupboard.

Shower Room
 A double aspect room with double glazed windows to front and rear aspect, fitted in a modern suite comprising low level WC with concealed cistern, wash hand basin, double shower cubicle, radiator, complementing, tiling, heated towel rail.

Living Room
 16' 10" x 13' 6" (5.13m x 4.11m)

A double aspect room with walk in double glazed bay window to front aspect and double glazed window to side aspect, beam work to ceiling, wall light points, central feature fireplace with inset wood burning stove and timber mantel, radiator, opening to

Dining Room
 14' 0" x 12' 9" (4.27m x 3.89m)

Double glazed French doors to rear aspect and two double glazed windows to rear, wall light points, two radiators, beam work to ceiling.

Kitchen
 13' 1" x 9' 4" (3.99m x 2.84m)

Double glazed window to side aspect, fitted in a range of base, drawer and wall mounted units, complementing work surfaces, tiled surrounds, one and a half bowl single drainer sink unit, six burner gas hob with cooker hood over, two integrated Pyrolytic ovens, space and plumbing for dishwasher, integrated fridge, radiator, wall mounted concealed central heating boiler, opening to

Garden Room
 10' 6" x 8' 9" (3.20m x 2.67m)

Double glazed windows overlooking garden aspect, radiator, access to loft space, coving to ceiling, recessed down lighters, door to side aspect.

First Floor Landing
 8' 8" x 6' 6" (2.64m x 1.98m)

Double glazed window to side aspect, dado rail, coving to ceiling.

Bedroom 1
 16' 7" x 12' 7" (5.05m x 3.84m)

Double glazed walk in bay window to front aspect, coving to ceiling, wall light points, radiator, a range of wardrobes providing hanging and shelving.

Bedroom 2
 12' 9" x 10' 8" (3.89m x 3.25m)

Double glazed window to rear aspect, coving to ceiling, two wall light points, radiator.

Bedroom 3
 9' 6" x 9' 5" (2.90m x 2.87m)

Double glazed window to rear aspect, coving to ceiling, radiator, access to loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 4
 9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed window to front aspect, coving to ceiling, radiator.

Family Bathroom
 8' 2" x 5' 8" (2.49m x 1.73m)

Double glazed window to rear aspect, fitted in a two piece suite comprising wash hand basin, panel bath with shower unit over, tiled surrounds, radiator, coving to ceiling.

Separate WC
 Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling.

Outside
 The block paved driveway provides off road parking provision for a number of vehicles leading to the **Double Garage** measuring 18' 8" x 18' 7" (5.69m x 5.66m) with twin up and over doors, two double glazed windows to rear, two personal doors to side, power, lighting, boarded eaves storage space and plumbing. A Belfast Sink unit, space and plumbing for washing machine, space for tumble dryer, work surface over. The front garden has a selection of mature shrubs and planting, mature trees, hedging and outside lighting. The rear garden has two patio seating areas, pond, garden shed, summer house, wood store, outside lighting, laid to lawn with well stocked borders and mature trees. The rear garden is enclosed by fencing and hedging.

Tenure
 Freehold
 Council Tax Band - E

