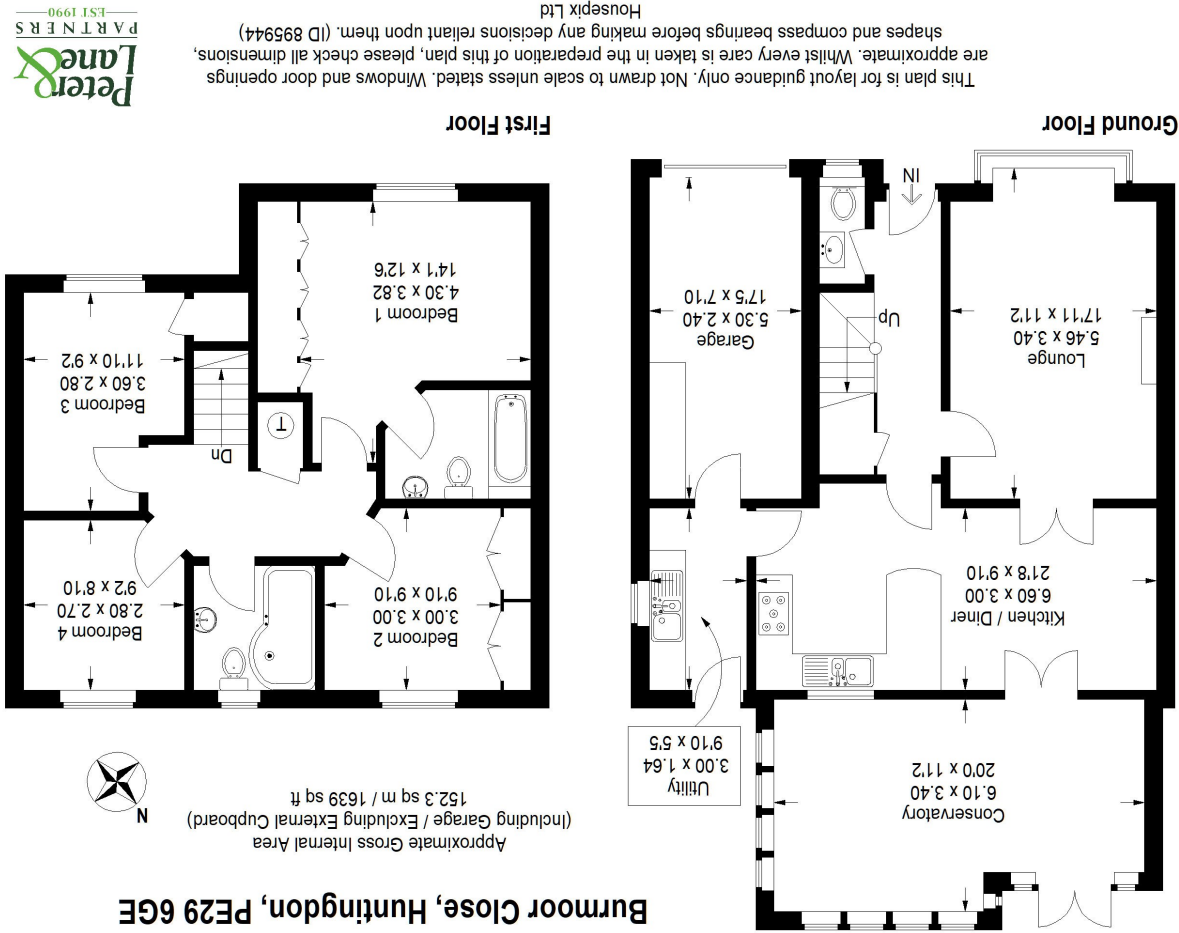


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- Garaging And Two Car Drive Way
- Pleasant Cul De Sac Location



**UPVC Double Glazed Front Door To**

**Reception Hall**

Stairs to first floor with under stairs storage cupboard, radiator with decorative cover, Karndean flooring.

**Cloakroom**

Re-fitted in a two piece contemporary white suite comprising low level wall mounted WC with concealed cistern, wash hand basin, extensive Travertine tiling with natural stone contour border tiling, recessed lighting, UPVC window to front aspect, ceramic tiled flooring.

**Sitting Room**

18' 4" x 11' 2" (5.59m x 3.40m)

UPVC bay window to front aspect, TV point, telephone point, central marble effect gas fire, coving to ceiling, Karndean flooring.

**Kitchen/Breakfast Room**

21' 8" x 11' 2" (6.60m x 3.40m)

A light, open plan space incorporating dining room, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and coloured glass splashbacks, central peninsular two stool breakfast bar, double panel radiator, drawer units, plumbing for automatic dishwasher, microwave shelf, pan drawers, UPVC window to garden aspect, space for cooking range (included at the asking price) with suspended stainless steel extractor fitted above, pendant lighting, under unit lighting, inner access to

**Utility Room**

9' 7" x 5' 5" (2.92m x 1.65m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, wall mounted gas fired central heating boiler approximately two years old serving hot water system and radiators, UPVC door to garden aspect, single drainer one and a half bowl sink unit with mixer tap, appliance spaces, Karndean flooring, internal door to

**Conservatory**

19' 8" x 11' 6" (5.99m x 3.51m)

Of brick based UPVC double glazed construction with mono pitch double poly carbonate roofing, French doors access garden terrace to the rear, Karndean flooring.

**Garage**

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

Up and over door, power and lighting, range of kitchen units.

**First Floor Landing**

Access to insulated loft space, airing cupboard housing hot water cylinder and shelving, inner door to

**Principal Bedroom**

14' 1" x 12' 6" (4.29m x 3.81m)

Extensive wardrobe range, radiator, UPVC window to front aspect, Karndean flooring, inner access to

**En Suite Bathroom**

7' 10" x 5' 11" (2.39m x 1.80m)

Re-fitted in a three piece suite comprising low level WC, panel bath with independent shower unit fitted over, pedestal wash hand basin, heated towel rail, UPVC window to front aspect, Karndean flooring.

**Bedroom 2**

9' 10" x 9' 6" (3.00m x 2.90m)

UPVC window to front aspect, wardrobe range with hanging and shelving, coving to ceiling, Karndean flooring.

**Bedroom 3**

11' 10" x 9' 0" (3.61m x 2.74m)

UPVC window to rear aspect, radiator, coving to ceiling, Karndean flooring.

**Bedroom 4**

8' 10" x 8' 10" (2.69m x 2.69m)

UPVC window to rear aspect, radiator, Karndean flooring.

**Family Bathroom**

6' 7" x 6' 7" (2.01m x 2.01m)

Re-fitted in a three piece suite comprising low level WC, circular surface mounted sink unit with mixer tap, panel bath with folding shower screen and independent shower unit fitted over, UPVC window to garden aspect, Karndean flooring.

**Outside**

The front garden is hard landscaped giving provision for several vehicles accessing the **Garage** as described and enclosed by brick walling to the side with gated access to the rear. The rear garden is private and mature with outside tap and lighting, paved terrace measuring approximately 14m x 10m, enclosed by a combination of panel fencing and offers a degree of privacy

**Tenure**

Freehold

Council Tax Band - E

