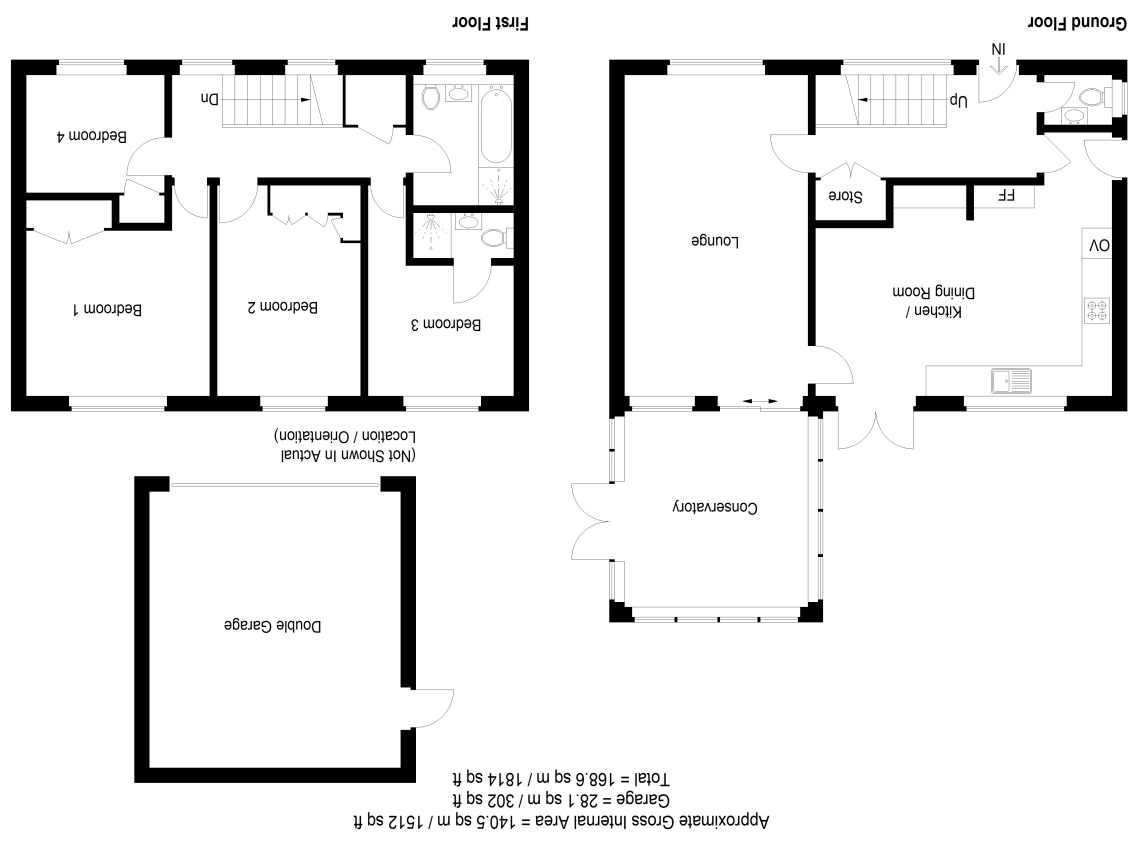


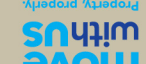
**Huntingdon branch: 01480 414800**  
 www.peterlane.co.uk Web office open all day every day

**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 406400  
 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. (ID1070313)  
 Housepix Ltd



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. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



- Prominently Positioned Non Estate Family Home
- Three Generous Reception Rooms
- Generous Corner Plot
- No Forward Chain

- Four Bedrooms With En Suite To Principal Bedroom
- Fitted Kitchen/Breakfast Room
- Double Garaging



**Integral Storm Canopy Over**  
Composite front door to

**Reception Hall**

14' 10" x 7' 5" (4.52m x 2.26m)

Full height UPVC picture window to front aspect, open tread staircase to first floor, double panel radiator, coving to ceiling, central heating thermostat, laminate floor covering.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling and natural stone contour border tiles, independent electric radiator, laminate flooring, UPVC window to side aspect.



**Kitchen/Breakfast Room**

19' 8" x 17' 1" (5.99m x 5.21m)

A light open plan space with UPVC window and door to rear aspect and French doors to garden terrace, fitted in a range of traditional base and wall mounted units with Oak work surfaces and re-tiled surrounds, drawer units and pan drawers, single drainer ceramic sink unit with mono bloc mixer tap, under unit lighting, integral double electric oven, combi microwave and gas hob with suspended stainless steel extractor fitted above, integrated automatic dishwasher and automatic washing machine, space for American style fridge freezer, glass fronted display cabinets, dresser with additional drawer units and wine rack, vertical contemporary radiator, recessed lighting, ceramic tiled flooring, glazed internal door accesses

**Sitting Room**

21' 8" x 12' 2" (6.60m x 3.71m)

A light double aspect room with UPVC window to front and sliding double internal doors to **Conservatory**, two double panel radiators, TV point, telephone point, wall light points, coving to ceiling, central feature natural stone fireplace with inset Living Flame coal effect gas fire.

**Conservatory**

12' 7" x 12' 5" (3.84m x 3.78m)

Of brick based UPVC double glazed construction, part vaulted ceiling line, recessed lighting, opening roof light, French doors to garden aspect, ceramic tiled flooring.

**First Floor Galleried Landing**

Two UPVC windows to front aspect, coving to ceiling, airing cupboard housing gas fired central heating boiler and storage.

**Principal Bedroom**

13' 9" x 9' 6" (4.19m x 2.90m)

Single panel radiator, UPVC window to rear aspect, coving to ceiling, inner access to

**En Suite Shower Room**

6' 7" x 3' 3" (2.01m x 0.99m)

Fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, oversized screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, back lit vanity mirror, chrome heated towel rail.

**Bedroom 2**

13' 9" x 13' 7" (4.19m x 4.14m)

UPVC window to garden aspect, single panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

**Bedroom 3**

13' 9" x 9' 9" (4.19m x 2.97m)

UPVC window to garden aspect, radiator, extensive range of furniture incorporating triple wardrobes with hanging and shelving, matching drawer units and bedside drawers (available by discussion), coving to ceiling.

**Bedroom 4**

8' 10" x 7' 10" (2.69m x 2.39m)

UPVC window to front aspect, single panel radiator, coving to ceiling, cupboard storage.

**Family Bathroom**

9' 0" x 6' 7" (2.74m x 2.01m)

Re-fitted in a four piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, panel bath with hand mixer shower, oversized screened shower enclosure with independent shower unit fitted over, heated towel rail, shaver point, recessed lighting, coving to ceiling, extensive tiling with glass contour border tiles, vinyl floor covering.

**Outside**

The house stands on a well maintained and good sized corner plot primarily lawned with established shrub borders. There is a **Double Garage** positioned to the rear with single up and over door, power and lighting. There is a pleasantly arranged rear garden with an extensive paved terrace, areas of lawn, prepared shrub borders, a selection of ornamental trees, outside tap and lighting, enclosed by a combination of panel fencing and high brick walling. There is parking provision for at least two to three vehicles.

**Tenure**

Freehold

Council Tax Band - E

