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**Huntingdon** 60 High Street, Huntingdon, St. Neots, 32 Market Square, 24 High Street, Kimbolton, Mayfair Office  
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- Grade II Listed Gothic Semi Detached Character Home
- En Suite And Dressing Room To Master
- Landscaped Garden
- Large Garage (with commercial use)
- Lots Of Character Features
- Three Reception Rooms
- Versatile Three Bedroom Accommodation
- A Selection Of Outbuildings
- Desirable And Prominent High Street Address
- Offered With No Forward Chain And Immediate Vacant Possession



**Gothic Arch Panel Door To**

**Sitting Room**

12' 9" x 11' 2" (3.89m x 3.40m)

Picture window to front aspect, under stairs storage cupboard, central feature brick work fire place with timber sill, tiled hearth with inset log burner, radiator, internal Gothic arch door to

**Family Room**

12' 7" x 8' 6" (3.84m x 2.59m)

Picture window to front aspect, radiator, central fire place. This could easily be utilised as the principal bedroom with access to

**Study**

7' 10" x 7' 7" (2.39m x 2.31m)

UPVC window to side aspect, radiator, coving to ceiling, could be utilised as a dressing room to the principal bedroom, access to

**Shower Room**

Recently re-fitted in a four piece white suite comprising over sized screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin, low level WC,, bidet , ceramic tiling, extractor unit, heated towel rail, ceramic tiled flooring.

**Kitchen/Breakfast Room**

13' 0" x 12' 0" (3.96m x 3.66m)

Re-fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and tiled surrounds, integrated double electric over and microwave, halogen hob, appliance spaces, access to loft space, ceramic tiled flooring.

**Rear Entrance Hall**

Ceramic tiled flooring, door to garden aspect.

**Cloakroom**

6' 8" x 4' 4" (2.03m x 1.32m)

Fitted in a two piece white suite comprising low level WC, was hand basin with tiling, window to rear aspect, radiator.

**Garden Room**

13' 7" x 10' 7" (4.14m x 3.23m)

TV point, telephone point, radiator, wall light points, French doors to garden terrace, laminate floor covering.

**First Floor Landing**

UPVC window to side aspect, access to insulated loft space.

**Bedroom 1**

13' 0" x 11' 2" (3.96m x 3.40m)

Picture window to front aspect, wardrobe range, radiator.

**Bedroom 2**

12' 10" x 8' 6" (3.91m x 2.59m)

Picture window to front aspect, wardrobe with hanging and storage, radiator, access to loft space.

**Outside**

The property has an extensive frontage accessed via double timber gates. The drive way leads to the parking area to the side giving provision for one large vehicle with Car Port. The **Former Garage** has been extended to create a barn building measuring 23' 8" x 7' 6" (7.21m x 2.29m) which has planning permission to be used as commercial premises including shop and showroom, with double doors to the front and private door to the rear. The front garden is primarily lawned, private and mature with well established shrubs and ornamental trees and is enclosed by brick walling. To the side of the property is a pleasant covered area offering an area for alfresco dining and covered seating area, **Brick Built Shed** measuring 10' 0" x 7' 5" (3.05m x 2.26m) with power and light connected. There is a rear pretty south facing paved courtyard garden.

**Tenure**

Freehold

Council Tax Band - C

