

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 do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

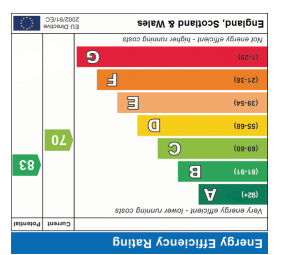


Huntingdon Office: 01480 414800
 www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street St Neots Huntingdon
 Tel: 01480 414800

Kimbolton 24 High Street St Neots Kimbolton
 Tel: 01480 860400

Mayfair Office Cashel House 15 Tayer St, London
 Tel: 0870 1127099



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. (ID1079022)



Approximate Gross Internal Area (Including Garage) = 114.6 sq m / 1234 sq ft



- Well Proportioned Family Home
- En Suite To Principal Bedroom
- Impressive 26' Living Room
- UPVC Windows And Doors
- No Forward Chain And Immediate Vacant Possession

- Four Bedrooms
- Brand New Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Family Bathroom
- Garaging And Substantial Driveway



UPVC Double Glazed Front Door And Side Panel To

Entrance Hall

14' 3" x 5' 6" (4.34m x 1.68m)

Window to front aspect, double panel radiator, stairs to first floor, understairs storage cupboard, central heating thermostat, composite flooring, inner door to

Cloakroom

8' 0" x 2' 7" (2.44m x 0.79m)

Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, half height ceramic tiling, UPVC window to side aspect, coving to ceiling, double panel radiator, ceramic tiled flooring.

Kitchen/Breakfast Room

13' 9" x 8' 2" (4.19m x 2.49m)

UPVC door with custom fitted integral blinds and window to garden aspect, appliance spaces, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, integral ceramic hob with bridging unit and extractor fitted above, integral double electric oven, drawer units, pan drawers, under unit lighting, re-tiled surrounds, coving to ceiling, recessed lighting, ceramic tiled flooring.

Sitting Room

26' 8" x 11' 8" (8.13m x 3.56m)

A light double aspect room with UPVC bay window to front and sliding double glazed patio doors to garden terrace to the rear, two double panel radiators, wall light points, Tv point, telephone point, coving to ceiling.

First Floor Landing

Access to loft space, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

12' 1" x 11' 10" (3.68m x 3.61m)

UPVC window to front aspect, double panel radiator, coving to ceiling, step up to

En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, full ceramic tiling with contour border tiling, double panel radiator, UPVC window to front aspect, composite flooring.

Bedroom 2

11' 10" x 10' 6" (3.61m x 3.20m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Bedroom 3

9' 0" x 8' 8" (2.74m x 2.64m)

Double panel radiator, coving to ceiling.

Bedroom 4

9' 5" x 7' 0" (2.87m x 2.13m)

UPVC window to rear aspect, wardrobe with hanging and storage, double panel radiator, coving to ceiling.

Family Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

Re-fitted in a contemporary three piece white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap, panel bath with folding shower screen, mixer tap and multi head Triton power shower fitted over, chrome heated towel rail, shaver point, full ceramic tiling, coving to ceiling, UPVC window to garden aspect, ceramic tiled flooring.

Outside

There is an extensive brick paviour driveway (120sq mtrs) giving parking provision sufficient for a number of vehicles and enclosed by well tended privet hedging, outside lighting. There is a **Single Garage** measuring 17' 11" x 8' 0" (5.46m x 2.44m) with electrically operated roller door, UPVC door to side and housing gas fired central heating boiler, power and lighting. A brick paviour pathway extends to the rear leading on to an extensive brick paviour terrace, areas of shaped lawn, mature tree, outside tap and lighting. The garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

Agents Note

Please note that the internal pictures have been 'Virtually' staged.

Tenure

Freehold

Council Tax Band - D

