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Huntingdon  
Tel : 01480 414800

**St Neots** 32 Market Square  
St. Neots  
Tel : 01480 406400

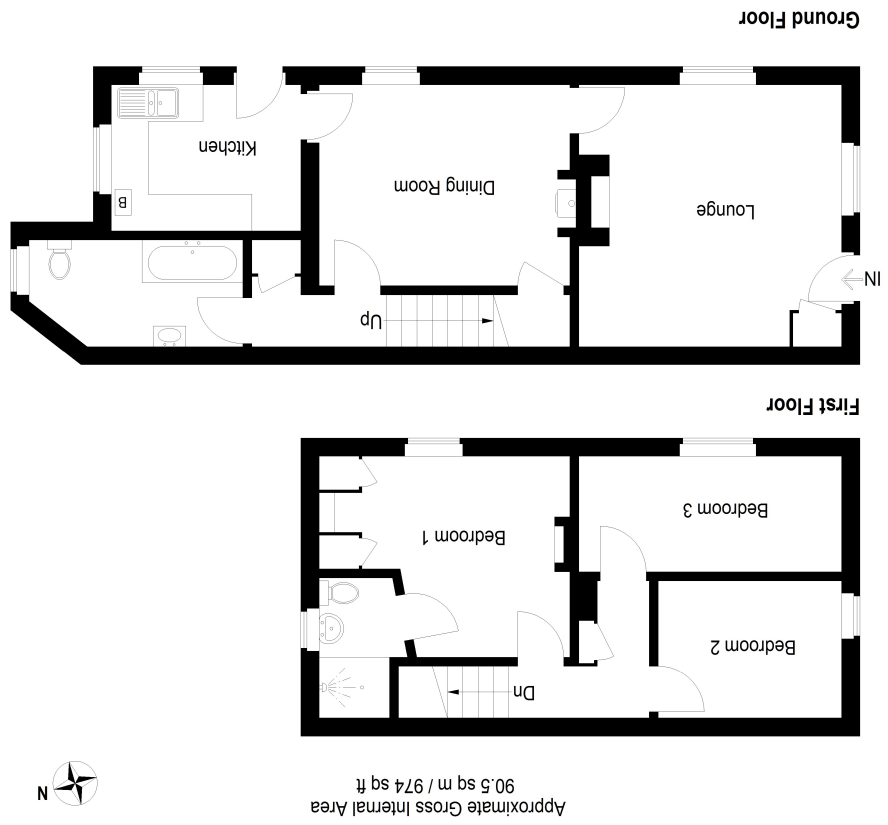
**Kimbliton** 24 High Street  
Kimbliton  
Tel : 01480 860400

**Mayfair Office** Cashel House  
15 Thayer St, London  
Tel : 0870 112 7099

**Huntingdon branch: 01480 414800**  
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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. (ID1102017)  
Housepix Ltd



- Charming Grade II Listed Character Home
- Three Bedrooms
- Two Reception Rooms
- Private Rear Garden
- No Forward Chain And Vacant Possession

- Two car driveway
- En Suite To Principal Bedroom
- Two Car Driveway
- Set In Conservation Area



**Panel Door To**

**Sitting Room**

14' 2" x 14' 0" (4.32m x 4.27m)

A light double aspect room with picture windows to front and side aspects, TV point, telephone point, radiator with decorative cover, central fireplace recess with moulded timber surround and tiled hearth, wall light points, exposed timberwork, cupboard housing fuse box and master switch, inner door to

**Dining Room**

13' 0" x 10' 10" (3.96m x 3.30m)

Secondary double glazed picture window to side aspect, radiator with decorative cover, central fireplace recess with timber surround and pammet hearth, understairs storage cupboard, wall light points, ceramic tiled flooring, inner door to

**Kitchen**

10' 1" x 7' 10" (3.07m x 2.39m)

Fitted in a bespoke range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, appliance spaces, single drainer one and a half bowl resin sink unit with mixer tap, electric cooker point, picture windows to two rear aspects, heavy panel door to rear garden, wall mounted gas fired central heating boiler serving hot water system and radiators, recessed lighting, ceramic tiled flooring.

**Inner Hall**

Stairs to first floor, single panel radiator, inner door to

**Family Bathroom**

14' 10" x 5' 9" (4.52m x 1.75m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower with independent shower unit fitted over and folding screen, radiator, picture window to rear aspect, shaver light point, ceramic tiled flooring.

**First Floor Landing**

Storage cupboard, access to

**Bedroom 1**

13' 0" x 10' 10" (3.96m x 3.30m)

Picture window to garden aspect to the side, wardrobe range with central dressing table, central cast decorative Victoriana fireplace, access to loft space, wall light point.

**En Suite Shower Room**

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, window to rear aspect, chrome heated towel rail, composite flooring.

**Bedroom 2**

9' 9" x 7' 7" (2.97m x 2.31m)

Decorative sash picture window to front aspect, exposed structural timberwork, single panel radiator.

**Secondary Landing**

Leading to

**Bedroom 3**

13' 10" x 6' 5" (4.22m x 1.96m)

Secondary double glazed picture window to side aspect, single panel radiator, exposed structural timberwork.

**Outside**

There is an extensive brick paviour driveway giving provision for two vehicles with established box hedging and gate to the rear garden, outside lighting, shaped lawns, rose beds and stocked shrub borders with a selection of ornamental trees, central timber arbour with climbing roses leading to a gravelled seating area and timber shed, outside tap and well. The garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

**Tenure**

Freehold

Council Tax Band - D

