

Huntingdon Office: 01480 414800  
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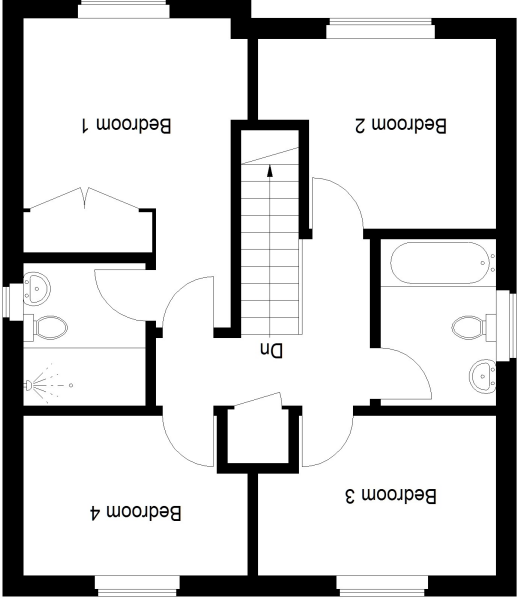
Huntingdon 60 High Street St Neots 32 Market Square Kimbolton  
 Tel: 01480 414800 Tel: 01480 406400 Tel: 01480 860400

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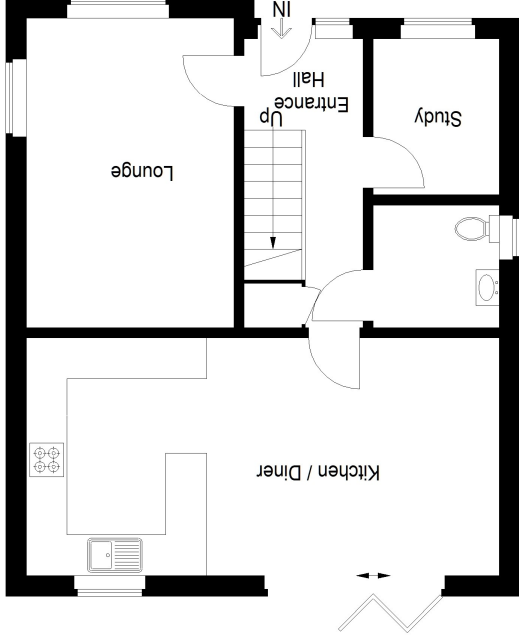
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1117511)



First Floor



Ground Floor



Approximate Gross Internal Area (Excluding Garage)  
 131.5 sq m / 1416 sq ft

Garage  
 (Not Shown In Actual Location / Orientation)



- Detached Family Home
- Living Room And Study
- En Suite And Family Bathroom
- Detached Garage And Driveway Parking
- Extremely Popular Village

- Four Double Bedrooms
- Spacious Kitchen/Dining/Family Room
- Good Sized Enclosed Rear Garden
- Highly Sought After Development



**Storm Canopy**

Composite glazed panel door to

**Reception Hall**

Stairs to first floor, radiator, wood effect flooring, under stairs storage units.

**Cloakroom**

Fitted with low level WC, wash hand basin, radiator.

**Living Room**

14' 10" x 9' 11" (4.52m x 3.02m)

A dual aspect room with double glazed window to front and side, radiator.

**Kitchen/Dining/Family Room**

23' 8" x 10' 4" (7.21m x 3.15m)

Double glazed window and double glazed bi-fold doors to rear, recessed downlighters, fitted in a range of base and wall mounted units with complementing work surfaces and up-stands, drawer units, stainless steel single drainer sink unit with mixer tap, integrated electric oven and gas hob with cooker hood over, integrated dishwasher, radiator, tiled flooring.

**First Floor Landing**

Cupboard, doors to

**Bedroom 1**

15' 2" x 9' 11" (4.62m x 3.02m)

Double glazed window to front, radiator, double built in wardrobe.

**En Suite Shower Room**

Double glazed window to side, ceiling spot lights, fitted in a three piece suite comprising low level wc, wash hand basin, double shower cubicle with fitted shower, tiled surrounds, tiled floor, radiator.

**Bedroom 2**

11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window to front, radiator.

**Bedroom 3**

11' 6" x 11' 6" (3.51m x 3.51m)

Double glazed window to rear, radiator.

**Bedroom 4**

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to rear, radiator.

**Family Bathroom**

Double glazed window to side, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, tiled surrounds, radiator.

**Outside**

There is a **Single Detached Garage** with up and over door, power and lighting. The front garden is laid to lawn with planting and pathway to front door. The generous sized rear garden is laid to lawn with patio seating area and fully enclosed.

**Tenure**

Freehold

Estate Management Fees Payable Costs - TBC

Council Tax Band - D

