



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. (ID1038734)



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EST 1998

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- Detached Substantial Period House
- Shower Room And En Suite Bathroom
- Private Gated Driveway
- Close To Amenities

- Four Double Bedrooms
- Two Reception Rooms
- Mature And Private Gardens



Vaulted Entrance Canopy Over

Glazed panel door to

Reception Hall

13' 7" x 5' 7" (4.14m x 1.70m)

Double panel radiator, recessed lighting, timber staircase to first floor, exposed brick pargett flooring, original panel door with original smithy hinges leads to steps down to

Half Cellar

6' 3" x 5' 11" (1.91m x 1.80m)

Storage and shelving.

Living Room

12' 6" x 11' 5" (3.81m x 3.48m)

Central feature fireplace with tiled hearth and inset wood burner, underlit display cabinets, base mounted storage units, TV point, telephone point, double panel radiator, side sash picture window to front aspect with window shutters, exposed structural timber work, recessed lighting, timber flooring.

Dining Room

12' 8" x 10' 10" (3.86m x 3.30m)

Side sash picture window to front aspect, double panel radiator, central inglenook fireplace with timber bressumer and exposed chimney feature, storage unit retaining the original panel door with strap hinges, recessed lighting, exposed timberwork, exposed timber flooring.

Kitchen/Breakfast Room

14' 8" x 12' 10" (4.47m x 3.91m)

Twin side sash picture windows to front aspect, double panel radiator, exposed structural timberwork, recessed lighting, central fireplace recess accommodating space for cooking range, bespoke range of base units with oak butchers block work surfaces and up-stands, central island work station with inset one and a half bowl ceramic sink unit and mono bloc mixer tap, integral microwave, drawer units, pan drawers, fixed display shelving, window to rear aspect, decorative wall tiling, extractor.

Utility Room/Boot Room

9' 1" x 6' 1" (2.77m x 1.85m)

UPVC door and window to front aspect, double panel radiator, fitted in a range of base and wall mounted units with complementing Oak butchers block work surfaces, inset stainless steel sink unit with mixer tap and hand mixer shower unit, recessed lighting, coats hanging area, fuse box and master switch, ceramic tiled flooring.

Shower Room

5' 10" x 3' 4" (1.78m x 1.02m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, oversized screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, extractor, recessed lighting, ceramic tiled flooring.

First Floor Landing

Window to front aspect, contemporary freestanding radiator, stairs to second floor, exposed timber floor boards.

Principal Bedroom

13' 0" x 12' 10" (3.96m x 3.91m)

Side sash picture window to front aspect, freestanding decorative radiator, exposed timberwork, central chimney feature, exposed timber floor boards.

En Suite Bathroom

10' 11" x 7' 6" (3.33m x 2.29m)

Re-fitted in a contemporary four piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, extensive textured porcelain tiling, double ended panel bath with wall mounted drainer and hand mixer shower, chrome heated towel rail, plastered chimney feature, windows to two aspects, oversized screened shower enclosure with independent muti head shower unit over and hand mixer shower, extractor, composite flooring.

Dressing Room

11' 2" x 4' 10" (3.40m x 1.47m)

Hanging and storage space, double panel radiator, back lit vanity mirror available by discussion.

Bedroom 2

13' 2" x 12' 0" (4.01m x 3.66m)

Side sash picture window to front aspect, freestanding cast decorative radiator, central ornate Victorian fireplace, cupboard storage, exposed timberwork, recessed lighting.

Second Floor Landing

Recessed lighting, inner door to

Bedroom 3

10' 8" x 10' 4" (3.25m x 3.15m)

Double panel radiator, UPVC window to front aspect, recessed lighting, eaves storage cupboards.

Bedroom 4

10' 8" x 8' 10" (3.25m x 2.69m)

UPVC window to front aspect, double panel radiator, eaves storage cupboard, recessed lighting.

Outside

There are double wrought iron gates accessing the extensive gravel and sleeper edged driveway sufficient for two or more large vehicles, areas of block paving, outside lighting, CCTV and external tap. The gardens extend to the rear with further areas of paving, recently re-turfed lawns, a raised paved seating area, a selection of ornamental trees, a large timber shed and the garden is enclosed by a combination of panel fencing and backs on to a pleasant area of woodland. There is a **Lean To Green House/Potting Shed** and outside lighting.

Tenure

Freehold
 Council Tax Band - E

