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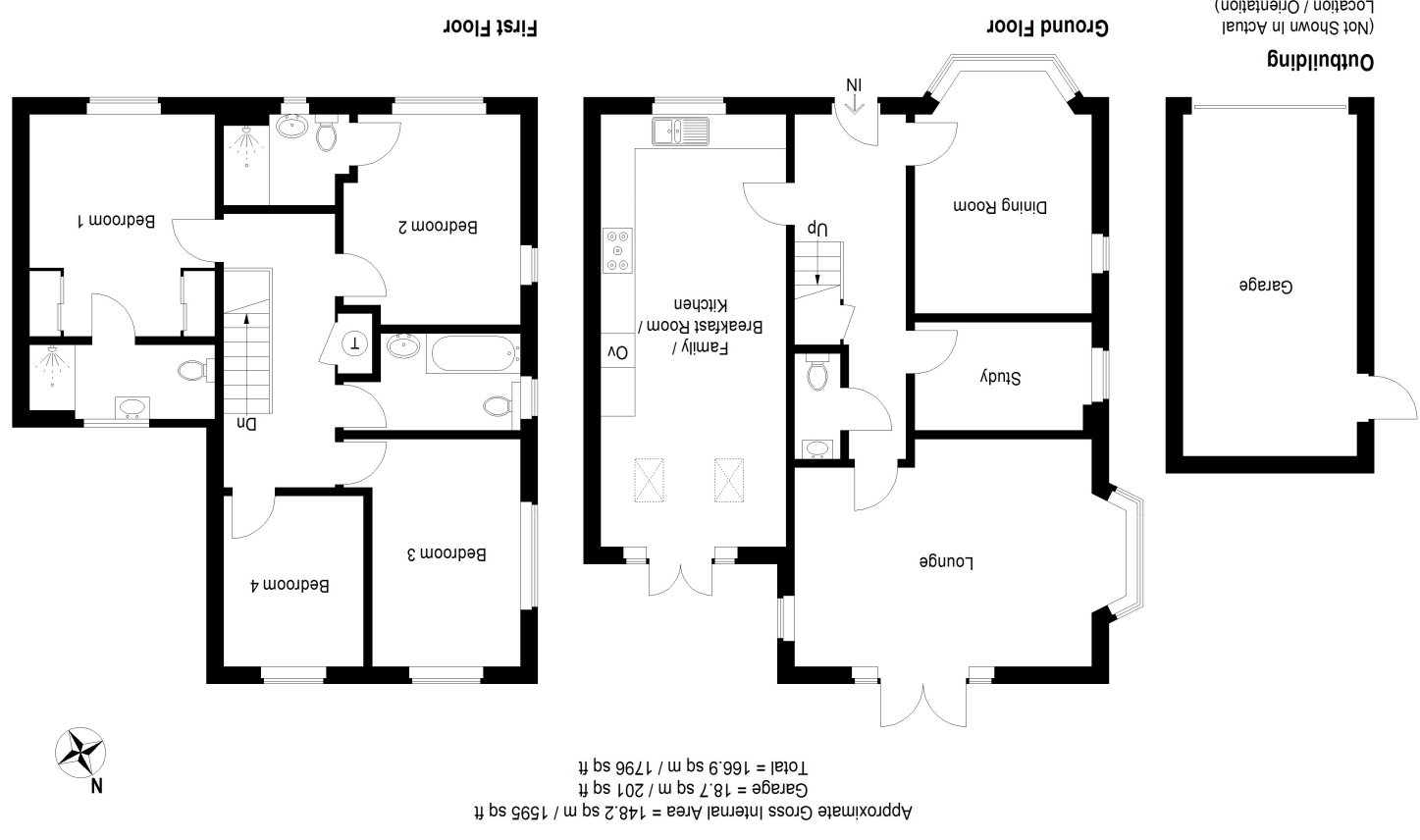
St Neots 32 Market Square, St Neots, Huntingdon
Tel: 01480 406400

Kimbolton 24 High Street, Kimbolton, Huntingdon
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Mayfair Office Cashel House, 15 Thayer St, London
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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. (ID1104819)
Housepix Ltd



- Immaculate Presentation Throughout
- Impressive 22' Kitchen/Breakfast/Family Room With Integrated Appliances
- Professionally Designed And Landscaped Gardens
- Stunning Field Views
- Hinchingsbrooke School Catchment

- Four Bedrooms With En Suite To Principal Bedroom
- Desirable village position
- Ample Parking Provision And Single Garaging
- Desirable Village Position



Composite Panel Door To

Reception Hall

19' 2" x 7' 3" (5.84m x 2.21m)

Stairs to first floor, radiator with decorative cover, understairs storage recess, LVT flooring finished in herringbone pattern.

Cloakroom

5' 9" x 3' 3" (1.75m x 0.99m)

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, double panel radiator, fuse box and master switch, LVT flooring.

Study

10' 5" x 6' 4" (3.17m x 1.93m)

UPVC picture window to side aspect, double panel radiator.

Dining Room

13' 5" x 10' 4" (4.09m x 3.15m)

A light double aspect room with UPVC bay window to front and UPVC picture window to side aspect, double panel radiator.

Kitchen/Breakfast Room

22' 0" x 10' 8" (6.71m x 3.25m)

Incorporating **Family Room**. A light open plan contemporary double aspect space with UPVC window to front and French doors accessing garden terrace to the rear, twin Velux windows, recessed lighting, double panel radiator, fitted in a range of light grey toned Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, larder unit, a selection of integrated appliances incorporating AEG twin electric ovens, fridge freezer, integral automatic dishwasher, gas hob with bridging unit and extractor unit fitted above, part vaulted roof line, integrated automatic washing machine, drawer units and pan drawers, LVT flooring finished in herringbone pattern.

Sitting Room

18' 4" x 13' 8" (5.59m x 4.17m)

A light triple aspect room with UPVC bay window to side aspect, French doors to garden terrace to the rear and UPVC window to rear aspect, two double panel radiators, TV point, telephone point.

First Floor Galleried Landing

Access to insulated loft space, double panel radiator, airing cupboard housing pressurised water system and shelving.

Principal Bedroom

12' 8" x 10' 11" (3.86m x 3.33m)

UPVC window to front aspect, double panel radiator, extensive wardrobe range with two doubles with hanging and shelving, wall light points.

En Suite Shower Room

10' 10" x 4' 8" (3.30m x 1.42m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit fitted over, recessed lighting, chrome heated towel rail, UPVC window to garden aspect, LVT flooring.

Guest Room

12' 4" x 10' 7" (3.76m x 3.23m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, wardrobe recess.

Guest En Suite Shower Room

7' 3" x 4' 8" (2.21m x 1.42m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower fitted over, chrome heated towel rail, extensive porcelain tiling, UPVC window to front aspect, recessed lighting, LVT flooring.

Bedroom 3

13' 5" x 9' 9" (4.09m x 2.97m)

A light double aspect room with UPVC picture window to side aspect and UPVC window to rear aspect,

Bedroom 4

9' 8" x 8' 5" (2.95m x 2.57m)

UPVC window to garden aspect, double panel radiator.

Family Bathroom

10' 6" x 5' 8" (3.20m x 1.73m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, UPVC window to side aspect, chrome heated towel rail, recessed lighting, extensive ceramic tiling, LVT flooring.

Outside

The property stands in beautifully landscaped and private gardens. The frontage is primarily lawned with heavily stocked shrub borders, outside lighting and an extensive brick paviour driveway giving provision for several vehicles accessing the **Single Garage** with single up and over door, power, lighting, private door to the rear and eaves storage space. The rear garden has been meticulously planned and landscaped to the cost in excess of £30,000, designed and planted by a professional garden designer, there is an extensive porcelain paved terrace, block set pathways leading to a further seating area, timber arches with established climbers, heavily stocked flower and herbaceous borders, circular area of lawn, a barked chipped play area, an extensive porcelain tiled seating area with timber pergola over with established vines and climbers. The garden is enclosed by a combination of brick walling and panel fencing offering a good degree of privacy, there's an outside tap, lighting and power with gated access to the parking area to the side.

Tenure

Freehold
Council Tax Band - E

