1 Pine Grove Park, Swavesey CB24 4RG

£130,000

- Well Proportioned Extended Park Home
- Two Bedrooms
- En Suite To Master Bedroom
- Re-Fitted Shower Room
- UPVC Conservatory
- Kitchen And Utility Room
- Larger Than Average Surrounding Gardens
- Designated Parking Space
- Offered With No Forward Chain

Peter & Lane PARTNERS Est. 1990

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

1 Pine Grove Park, Swavesey CB24 4RG

£130,000

- Well Proportioned Extended Park Home
- Two Bedrooms
- En Suite To Master Bedroom
- Re-Fitted Shower Room
- UPVC Conservatory
- Kitchen And Utility Room
- Larger Than Average Surrounding Gardens
- Designated Parking Space
- Offered With No Forward Chain

Peter & Lane PARTNERS Est. 1990

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Steps Leading Up To
UPVC double glazed front door to

Entrance Hall
15' 9" x 9' 6" (4.80m x 2.90m)
Wall light points, large cloaks cupboard, further storage cupboard and additional shelved cupboard, radiator.

Family Shower Room
7' 10" x 5' 3" (2.39m x 1.60m)
Re-fitted in a three piece suite comprising low level WC, screened shower enclosure with independent shower unit over, pedestal wash hand basin with mixer tap and tiling, shaver point, heated towel rail, vinyl floor covering.

Bedroom 1
11' 10" x 7' 10" (3.61m x 2.39m)
Wardrobe range with hanging and shelving, additional cupboard units, UPVC window to side aspect, inner access to

En Suite Bathroom
7' 10" x 5' 7" (2.39m x 1.70m)
Fitted in a three piece suite comprising low level WC, panel bath with tiling, pedestal wash hand basin, vinyl floor covering.

Bedroom 2
9' 2" x 8' 10" (2.79m x 2.69m)
UPVC window to rear aspect, a selection of furniture incorporating cupboard storage, dressing table, fixed display shelving, radiator.

Dining Room
9' 10" x 7' 7" (3.00m x 2.31m)
UPVC window to side aspect, radiator, wall light points, open access to

Living Room
19' 4" x 11' 6" (5.89m x 3.51m)
A light double aspect room with UPVC windows to front and side, wall light points, TV point, telephone point.

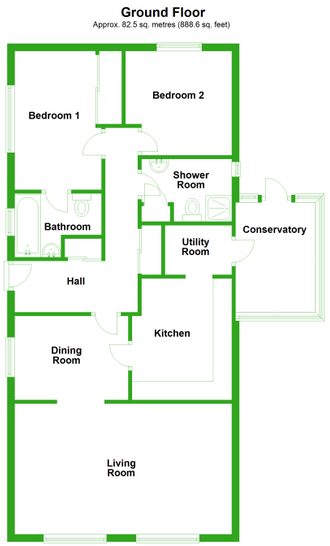
Kitchen
10' 6" x 8' 10" (3.20m x 2.69m)
Re-fitted in a cream Shaker style Oak base and wall mounted cabinets with complementing work surfaces and tiling, double electric oven and ceramic hob, drawer units, appliance spaces, glass fronted display cabinet, single drainer one and a half bowl resin sink unit with mixer tap, UPVC window to side aspect, electric cooker point with extractor fitted above.

Utility Room
5' 11" x 4' 6" (1.80m x 1.37m)
Appliance spaces, ceramic tiled flooring, door to

Conservatory
9' 6" x 5' 3" (2.90m x 1.60m)
Of UPVC double glazed construction with glazed door to side garden.

Outside
The property stands in larger than average surrounding gardens which are landscaped and planned with low maintenance in mind, outside tap and lighting, paved seating area, summer house, a large selection of ornamental shrubs and borders, a pleasant area of lawn positioned to the side. There is designated parking for one vehicle positioned directly to the front of the lodge.

Tenure
Leasehold
Ground Rent/Maintenance Charge - Approximately £190.00 per month
Council Tax Band - A



Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St.Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

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 therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

Steps Leading Up To
UPVC double glazed front door to

Entrance Hall
15' 9" x 9' 6" (4.80m x 2.90m)
Wall light points, large cloaks cupboard, further storage cupboard and additional shelved cupboard, radiator.

Family Shower Room
7' 10" x 5' 3" (2.39m x 1.60m)
Re-fitted in a three piece suite comprising low level WC, screened shower enclosure with independent shower unit over, pedestal wash hand basin with mixer tap and tiling, shaver point, heated towel rail, vinyl floor covering.

Bedroom 1
11' 10" x 7' 10" (3.61m x 2.39m)
Wardrobe range with hanging and shelving, additional cupboard units, UPVC window to side aspect, inner access to

En Suite Bathroom
7' 10" x 5' 7" (2.39m x 1.70m)
Fitted in a three piece suite comprising low level WC, panel bath with tiling, pedestal wash hand basin, vinyl floor covering.

Bedroom 2
9' 2" x 8' 10" (2.79m x 2.69m)
UPVC window to rear aspect, a selection of furniture incorporating cupboard storage, dressing table, fixed display shelving, radiator.

Dining Room
9' 10" x 7' 7" (3.00m x 2.31m)
UPVC window to side aspect, radiator, wall light points, open access to

Living Room
19' 4" x 11' 6" (5.89m x 3.51m)
A light double aspect room with UPVC windows to front and side, wall light points, TV point, telephone point.

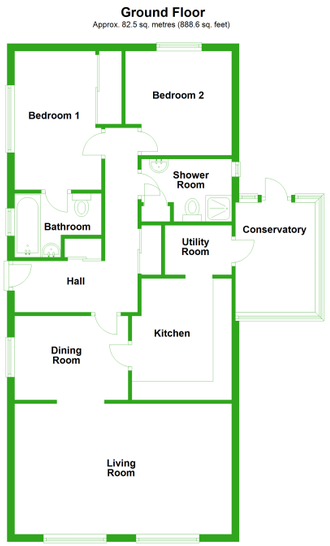
Kitchen
10' 6" x 8' 10" (3.20m x 2.69m)
Re-fitted in a cream Shaker style Oak base and wall mounted cabinets with complementing work surfaces and tiling, double electric oven and ceramic hob, drawer units, appliance spaces, glass fronted display cabinet, single drainer one and a half bowl resin sink unit with mixer tap, UPVC window to side aspect, electric cooker point with extractor fitted above.

Utility Room
5' 11" x 4' 6" (1.80m x 1.37m)
Appliance spaces, ceramic tiled flooring, door to

Conservatory
9' 6" x 5' 3" (2.90m x 1.60m)
Of UPVC double glazed construction with glazed door to side garden.

Outside
The property stands in larger than average surrounding gardens which are landscaped and planned with low maintenance in mind, outside tap and lighting, paved seating area, summer house, a large selection of ornamental shrubs and borders, a pleasant area of lawn positioned to the side. There is designated parking for one vehicle positioned directly to the front of the lodge.

Tenure
Leasehold
Ground Rent/Maintenance Charge - Approximately £190.00 per month
Council Tax Band - A



Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St.Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

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 therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.