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- Stunning Family Home
- En Suites To Principal And Guest Rooms
- Porcelanosa Tiling
- Double Garaging
- No Forward Chain

- Four Bedrooms
- Leicht Kitchen
- High Specification Throughout
- Prestigious Jersey House Development



**Port Hole Panel Door To**

**Reception Hall**

16' 1" x 9' 2" (4.90m x 2.79m)

Stairs to first floor, double panel radiator, understairs storage cupboard with lighting, wall light points, cornicing to ceiling.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin panel work, extractor, cornicing to ceiling.

**Study**

13' 1" x 7' 3" (3.99m x 2.21m)

Stained glass porthole window to front aspect and sealed unit window to side aspect, double panel radiator, TV point, telephone point, recessed lighting, cornicing to ceiling.



**Kitchen/Breakfast Room**

15' 9" x 13' 1" (4.80m x 3.99m)

A double aspect room with sealed unit window to side and French doors accessing **Conservatory** to the rear, fitted in a Leicht German kitchen range with complementing granite work surfaces and up-stands, a selection of integrated appliances incorporating a double electric oven, integral microwave and gas hob with suspended extractor unit fitted above, double drainer stainless steel sink unit with mono bloc mixer tap, under unit lighting, drawer units, ceramic tiling, integrated automatic dishwasher and fridge freezer, central peninsular unit, four stool breakfast bar with up-stands, glass fronted display cabinets, cornicing to ceiling, recessed lighting.

**Utility Room**

6' 7" x 5' 11" (2.01m x 1.80m)

Fitted in a range of base and wall mounted units with work surfaces, single drainer stainless steel sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, fuse box and master switch, glazed door to garden aspect, ceramic tiled flooring.

**Conservatory**

12' 10" x 10' 2" (3.91m x 3.10m)

Of brick based UPVC construction, double poly carbonate roofing, recessed lighting, French doors to garden terrace to the rear, double panel radiator.

**Dining Room**

12' 2" x 10' 2" (3.71m x 3.10m)

Sealed unit window to rear aspect, double panel radiator, cornicing to ceiling with decorative ceiling rose, glazed internal door to **Entrance Hall**.

**Living Room**

22' 8" into bay x 12' 2" (6.91m x 3.71m)

A double aspect room with sealed unit bay window to front aspect and French doors to garden aspect to the rear, central marble fireplace, TV point, telephone point, cornicing to ceiling with 6m ceiling height.

**First Floor Landing**

Full height sealed unit picture window to front aspect, recessed lighting, airing cupboard housing mega flow hot water system serving hot water system and radiators, double panel radiators, recessed lighting, cornicing to ceiling.



**Principal Bedroom**

13' 5" x 12' 6" (4.09m x 3.81m)

A range of Hammonds wardrobes with hanging and shelving, sealed unit window to rear aspect, double panel radiator, cornicing to ceiling.

**En Suite Shower**

6' 11" x 6' 3" (2.11m x 1.91m)

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, porthole architectural window to rear aspect, screen shower enclosure with independent shower unit fitted over, recessed lighting, extractor, heated ladder style towel rail, full Porcelanosa tiling, ceramic tiled flooring.

**Guest Room**

11' 6" x 8' 6" (3.51m x 2.59m)

Sealed unit window to rear aspect, double panel radiator, cornicing to ceiling.

**Guest En Suite Bathroom**

6' 7" x 6' 3" (2.01m x 1.91m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with hand mixer shower, single panel radiator, sealed unit window to rear aspect, full ceramic tiling, recessed lighting, extractor, ceramic tiled flooring.

**Bedroom 3**

10' 10" x 10' 2" (3.30m x 3.10m)

Cornicing to ceiling, extensive range of Hammonds furniture, radiator, sealed unit bay window to front aspect.

**Bedroom 4**

9' 2" x 8' 2" (2.79m x 2.49m)

Sealed unit window to rear aspect, radiator, cornicing to ceiling. access to insulated loft space.

**Family Bathroom**

10' 6" x 6' 3" (3.20m x 1.91m)

Fitted in a four piece white suite comprising low level WC with concealed cistern, panel bath with hand mixer shower, vanity wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, contemporary heated towel rail, cupboard storage, shaver point, full Porcelanosa tiling, extractor, recessed lighting, porthole architectural window to front aspect, porcelain floor tiling.

**Outside**

To the front there is an extensive gravelled driveway giving provision for three good sized vehicles accessing the **Double Garage** with twin up and over doors, power, lighting and private door to the rear, outside lighting, an ornamental evergreen tree, prepared borders stocked with ornamental shrubs and flowers. The rear garden is pleasantly arranged with a paved terrace, areas of lawn, a selection of ornamental trees, enclosed by brick walling and panel fencing, small timber shed, outside tap and lighting.

**Tenure**

Freehold

Council Tax Band - F

