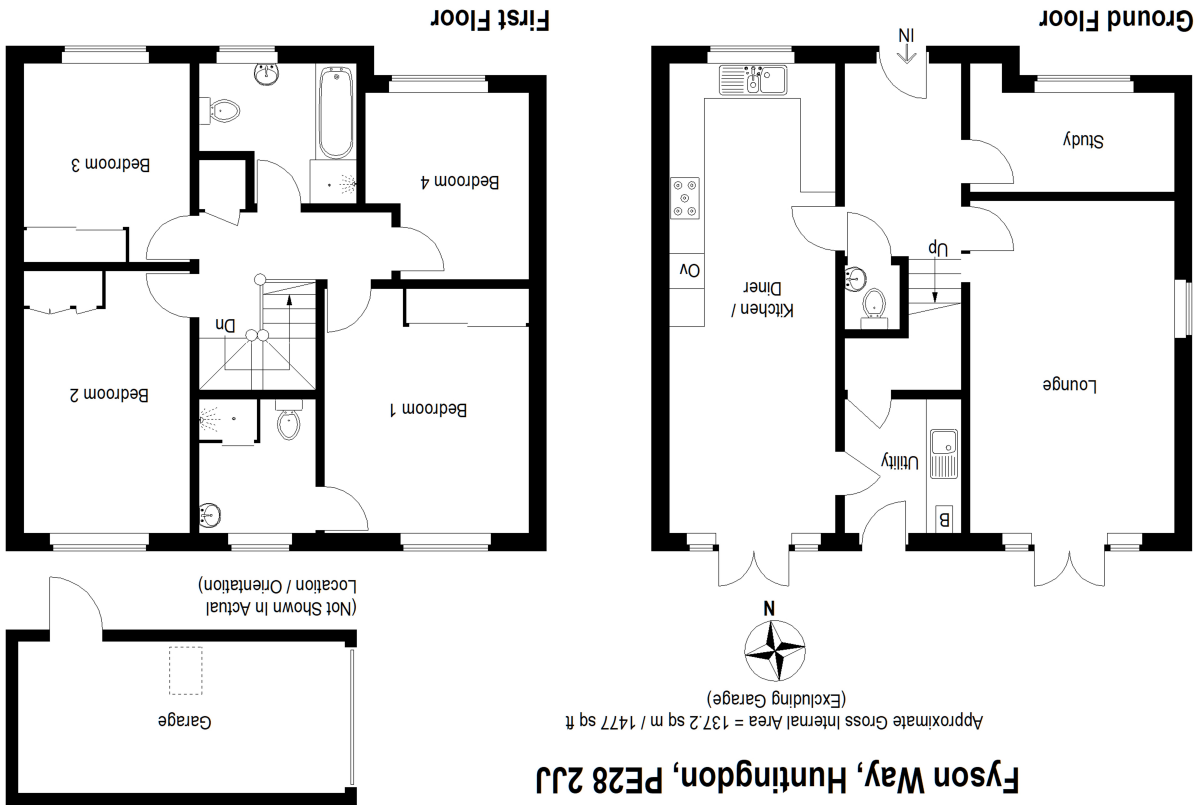


**Huntingdon Office: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 1127099



- Stunning Former 'Bellway' Show Home
- Impressive 24' Kitchen/Breakfast Room
- Professionally Landscaped Garden
- Individually Positioned On The Edge Of The Development
- No Forward Chain

- Generous Four Bedroom Accommodation
- Study/Working From Home Space
- Oversized Garaging
- Desirable Village Location

**Integral Storm Canopy Over**

Glazed panel door to

**Entrance Hall**

11' 8" x 6' 7" (3.56m x 2.01m)

Stairs to first floor, Amtico flooring, double panel radiator, alarm control panel.

**Study**

11' 6" x 5' 7" (3.51m x 1.70m)

UPVC window to front aspect, double panel radiator, Fitted desk unit and shelving, Amtico flooring

**Sitting Room**

18' 8" x 11' 6" (5.69m x 3.51m)

A light double aspect room with UPVC window to side aspect and UPVC French doors to rear, two radiators, TV point, telephone point, recessed lighting.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, ceramic tiling to half height, extractor, LVT flooring.

**Kitchen/Family Room**

24' 7" x 8' 6" (7.49m x 2.59m)

A double aspect room with UPVC window to front aspect and UPVC French doors accessing garden terrace to the rear, fitted in a range of Shaker style base and wall mounted cabinets with complementing granite work surfaces and up-stands, drawer units and pan drawers, under unit lighting, one and a half bowl inset sink unit , integrated appliances incorporating double electric oven and integral induction hob with suspended extractor above, integrated automatic dishwasher and fridge freezer, double panel radiator, recessed lighting, Amtico flooring.

**Utility Room**

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

Fitted in a range of base units with complementing granite work surfaces and up-stands, wall mounted gas fired central heating boiler serving hot water system and radiators, UPVC door to rear aspect, under stairs storage cupboard housing hub, fuse box and master switch, integrated automatic washing machine, Amtico flooring.

**First Floor Galleried Landing**

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

**Principal Bedroom**

13' 9" x 11' 6" (4.19m x 3.51m)

Double panel radiator, wardrobe range with hanging and shelving, UPVC window to rear aspect, inner access to

**En Suite Shower Room**

6' 7" x 5' 7" (2.01m x 1.70m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, UPVC window to front aspect, recessed lighting, extractor, LVT flooring.

**Bedroom 2**

11' 2" x 9' 2" (3.40m x 2.79m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving, recessed lighting.

**Bedroom 3**

13' 1" x 9' 2" (3.99m x 2.79m)

UPVC window to rear aspect, double panel radiator, wardrobe range with hanging and shelving, recessed lighting.

**Bedroom 4**

10' 6" x 9' 2" (3.20m x 2.79m)

UPVC window to front aspect, double panel radiator.

**Family Bathroom**

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

Fitted in a range of white sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, Screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, full ceramic tiling with contour order tiling, UPVC window to rear aspect, recessed lighting, ceramic tiled flooring.

**Outside**

The front garden is laid to lawn and wood chippings with ornamental shrubs. The drive way extends to the side giving provision for two vehicles accessing the **Oversized Garaging** measuring 19' 4" x 9' 2" (5.89m x 2.79m) with up and over door, eaves storage space, high vaulted ceiling, Velux window to garden aspect and private door to the side. The pleasantly landscaped rear garden measures 32' 10" x 32' 10" (10.01m x 10.01m) neatly arranged with paved terracing and pathway, areas of lawn and stocked with a selection of shrubs and trees, outside tap and lighting. The garden is enclosed by a combination of panel fencing.

**Tenure**

Freehold

Council Tax Band - E

Management Charges - TBC

