



Walnut Tree Crescent, Fenstanton PE28 9LE

Guide Price £350,000



- Established Family Home
- Three Bedrooms
- Established 100' Garden
- Private Driveway
- 27' Oversized Garaging
- Massive Scope For Extension And Improvement
- Pleasant Outlook To Front
- Desirable Estate Location
- No Chain And Immediate Vacant Possession

**Peter Lane**  
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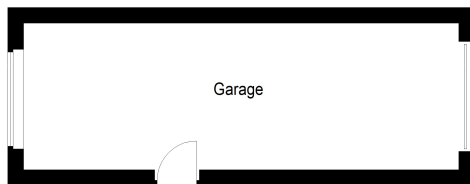
**Huntingdon 01480 414800**

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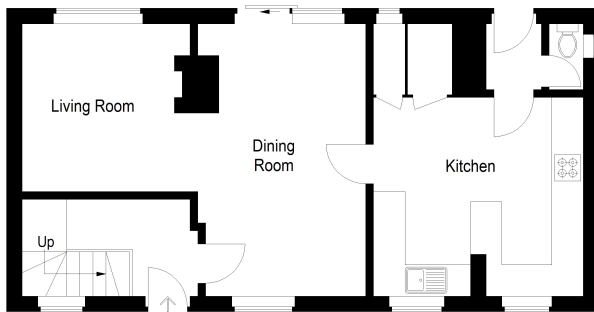
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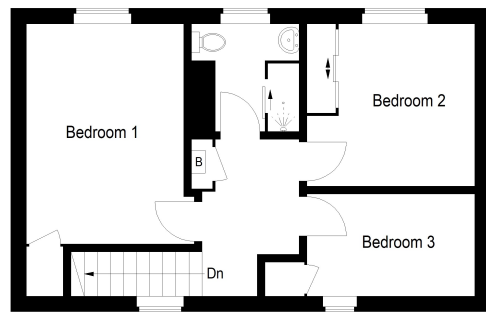
Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft  
Garage = 23.6 sq m / 254 sq ft  
Total = 124.3 sq m / 1338 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

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. (ID1236113)  
Housepix Ltd



## Glazed Panel Door To

### Entrance Hall

11' 5" x 5' 11" (3.48m x 1.80m)

Coats hanging area, stairs extending to the first floor, fuse box and master switch, double panel radiator.

### Living Room

11' 1" x 10' 11" (3.38m x 3.33m)

UPVC window to garden aspect to the rear, double panel radiator, central brickwork fireplace with display hearth, shelved display recesses, picture rail and coving to ceiling.

### Dining Room

16' 11" x 10' 1" (5.16m x 3.07m)

A light double aspect room with UPVC window to front and sliding double glazed patio doors to garden terrace to the rear, laminate flooring, TV point, telephone point, picture rail, central brickwork fireplace with inset gas fire, shelved display recess and coving to ceiling.

### Kitchen/Breakfast Room

13' 4" x 12' 8" (4.06m x 3.86m)

Fitted in a range of base and wall mounted cabinets with work surfaces and tiling, central peninsular unit, drawer units, single drainer sink unit with mixer tap, appliance spaces, bridging unit with extractor, broom cupboard, pantry, walk in shelved pantry with window to rear aspect, additional shelved storage cupboard, Vinyl floor covering, single panel radiator and UPVC window to front aspect.

### Rear Entrance Hall

Vinyl floor covering, UPVC door to garden aspect

### Cloakroom

Fitted with low level WC, vinyl floor covering, window to garden aspect and coving to ceiling.

### First Floor Landing

UPVC window to front aspect, access to insulated loft space, airing cupboard housing Valiant combination gas central heating boiler. serving central heating and hot water system.

### Bedroom 1

10' 6" x 9' 10" (3.20m x 3.00m)

UPVC window to rear aspect, single panel radiator, coving to ceiling, wardrobe range with hanging and storage, fixed display shelving.

### Bedroom 2

13' 9" x 9' 10" (4.19m x 3.00m)

Window to rear aspect enjoying views over the rear garden, radiator, over stairs storage cupboard, picture rail and coving to ceiling.

### Bedroom 3

10' 2" x 6' 9" (3.10m x 2.06m)

UPVC window to front aspect, cupboard storage, radiator and coving to ceiling.

### Family Shower Room

7' 7" x 7' 6" (2.31m x 2.29m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, shaver point, oversized screened shower enclosure with independent shower unit over, vinyl floor covering, radiator and shelved display recess.

### Outside

The property fronts a pleasant area of green space with double wrought iron gates and pedestrian gate leading to the driveway sufficient for two large vehicles. The front garden is primarily lawned and enclosed by brick walling and wrought iron rails, laid to flower beds with ornamental shrubs and enclosed by picket fencing to the side and outside lighting. There is a **Detached Oversized Tandem Garage** measuring 27' 3" x 9' 4" (8.31m x 2.84m) with single up and over door, power, lighting, private door to the side and a window to garden aspect. The rear garden is pleasantly arranged with an extensive terrace, shaped lawns edged with flower beds and borders, outside tap and lighting. The garden is in the region of 30 metres in length with a greenhouse, timber shed, vegetable preparation area, currently unprepared. The garden is enclosed by a mature boundary offering a good degree of privacy.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Band Tax - C



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