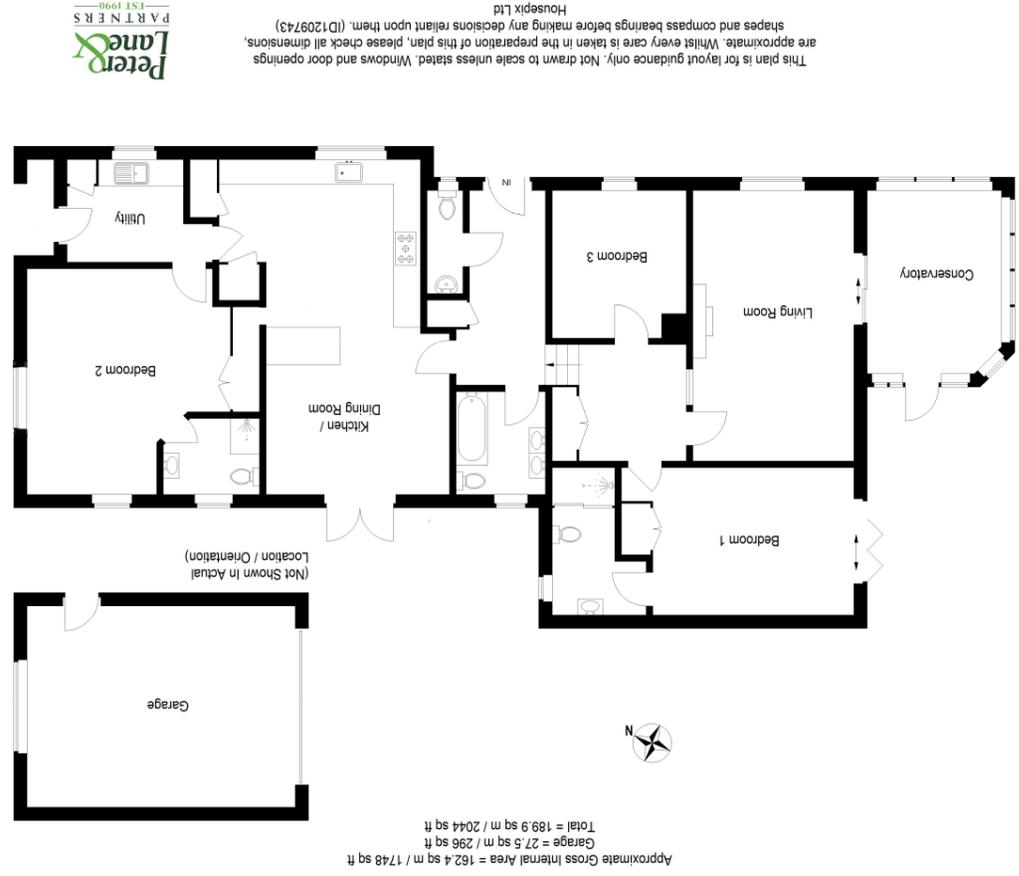


Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Kimbolton
60 High Street	32 Market Square	24 High Street
Huntingdon	St Neots	Kimbolton
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400

Mayfair Office
Cashel House
15 Thayer St, London
Tel : 0870 112 7099



- Fully refurbished Individual bungalow
- Ensuite to guest and master bedrooms
- No forward chain and immediate vacant possession
- New heating system with underfloor heating
- Stunning refitted Kitchen/Family room
- Mature And Private Surrounding Gardens
- Rewired, replumbed and replastered
- 2000 sq feet of accommodation



UPVC Double Glazed Front Door To

Reception Hall

13' 1" x 7' 4" (3.99m x 2.24m)

Fitted double cloaks cupboard, steps down to **Inner Hall**.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, inset vanity wash hand basin with mixer tap and drawer units, coving to ceiling, UPVC window to front aspect.

Kitchen/Dining Room

23' 0" x 15' 0" (7.01m x 4.57m)

An impressively proportioned, light open plan space refitted in a complimenting range of grey toned handleless cabinets with complementing quartz work surfaces and up-stands, inset sink unit with directional mixer tap, drawer units, pan drawers, a selection of integrated appliances incorporating dual Neff electric ovens, integral automatic dishwasher, larder fridge and larder freezer, central dividing peninsular unit incorporating breakfast bar with integral wine cooler, additional pan drawers, LVT flooring with underfloor heating, recessed lighting, coving to ceiling.

Utility Room

11' 2" x 7' 7" (3.40m x 2.31m)

Fitted in a contemporary range of base and wall mounted units with complementing work surfaces and up-stands, double panel radiator, LVT flooring, with under floor heating, single drainer stainless steel sink unit with mixer tap, appliance spaces, UPVC window to front aspect and UPVC door to side, cloaks cupboard housing fuse box and master switch, recessed lighting, inner door to

Guest Bedroom

14' 8" x 14' 2" (4.47m x 4.32m)

A light double aspect room with UPVC windows to side and rear aspects, airing cupboard housing pressurised hot water system and wall mounted gas fired central heating boiler serving hot water system and radiators.

Guest En Suite Shower Room

Fitted in a range of white sanitaryware comprising low level WC, screened shower enclosure with independent shower unit fitted over, vanity wash hand basin, chrome heated towel rail, UPVC window to rear aspect, recessed lighting, extractor, ceramic tiled flooring with voice control underfloor heating.

Family Bathroom

8' 2" x 7' 10" (2.49m x 2.39m)

Fitted in a range of quality ,white sanitaryware comprising low level WC, panel bath with mixer tap and independent multi head shower unit fitted over, extractor, recessed lighting, heated towel rail, under-lit display recess, UPVC window to rear aspect, dual inset vanity sink unit with mixer taps and tiling, Ceramic tiled flooring with underfloor heating.

Inner Hall

Storage cupboard.

Bedroom 3

10' 11" x 9' 11" (3.33m x 3.02m)

UPVC window to front aspect, coving to ceiling.

Living Room

20' 0" x 12' 2" (6.10m x 3.71m)

UPVC window to front aspect, decorative fireplace, sliding double glazed internal doors to **Conservatory**,

Conservatory

14' 5" x 10' 11" (4.39m x 3.33m)

Of brick based UPVC double glazed construction, double poly carbonate roofing, glazed door to garden terrace to the rear , laminate floor covering.

Principal Bedroom

16' 9" x 11' 1" (5.11m x 3.38m)

Bi-fold doors accessing garden terrace, wardrobe range with hanging and storage, inner access to

En Suite Shower Room

10' 11" x 7' 3" (3.33m x 2.21m)

Fitted in a contemporary range of white sanitaryware comprising oversized vanity wash hand basin with mixer tap, extensive tiling, low level WC, oversized screened shower enclosure with independent multi head shower unit fitted over, chrome heated towel rail, recessed lighting, ceramic flooring with underfloor heating.

Outside

The bungalow stands in large, established and private gardens. The gardens are primarily lawned and enclosed by high evergreen hedging with a selection of ornamental fruit trees and stocked borders. The frontage gives parking provision for four to six vehicles. The gardens extend side and rear and are primarily lawned with an extensive terrace tiled in porcelain .There's a lovely enclosed terrace positioned to the side of the bungalow again tiled in porcelain . An attractive ,private surrounding plot that would suit an avid gardener. There is an oversized detached garage with its own WC.

A solar panel system has been installed.

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 Tax Band - E

