



Pettit Road, Godmanchester PE29 2DB

Guide Price £400,000



- OFFERS CONSIDERED BEWTEEN £400,000 and £440,000
- An Established Extended Family Home
- Four Bedrooms
- Fabulous Living Spaces
- En Suite Shower Room And Family Bathroom
- Stunning Kitchen/Breakfast Room
- Cloakroom And Utility Area
- Single Garage And Off Road Parking

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□ = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Workshop = 14.5 sq m / 156 sq ft  
Total = 191.2 sq m / 2058 sq ft



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. (ID1146447)  
Housepix Ltd

**Peter Lane & Partners**  
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## UPVC Double Glazed Door To

### Entrance Porch

Karndean flooring, timber and glazed door to

### Entrance Hall

Coving to ceiling, understairs storage cupboard, stairs to first floor, radiator, Karndean flooring.

### Lounge

12' 7" x 12' 2" (3.84m x 3.71m)

Walk in double glazed bay window to front aspect, recessed downlighters, radiator, central feature fire place with inset coal effect gas fire.

### Kitchen Breakfast Room

19' 4" x 10' 11" (5.89m x 3.33m)

Double glazed window to side aspect, recessed downlighters, fitted in a comprehensive range of base, drawer and wall mounted units, complementing work surfaces and up-stands, single drainer sink unit with mixer tap, wine rack, integrated electric oven and microwave, induction hob with glass back plate and cooker hood over, wine cooler, integrated fridge/freezer and dishwasher, vertical contemporary radiator, Karndean flooring, opening to

### Living Room

17' 8" x 16' 5" (5.38m x 5.00m)

A double aspect room with double glazed French doors to rear aspect and double glazed window to rear, double glazed French doors to side aspect, coving to ceiling, dado rail, two radiators, two feature arch display recesses with wall light points, central cast iron feature fireplace with raised hearth and inset coal effect gas fire, laminate flooring.

### Utility Area

7' 2" x 3' 7" (2.18m x 1.09m)

Space and plumbing for washing machine, Karndean flooring, coving to ceiling, door to side.

### Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin with tiled surrounds, radiator, coving to ceiling.

### First Floor Landing

Double glazed window to side, coving to ceiling, two radiators, airing cupboard housing water cylinder and shelving, door to staircase leading to

### Loft Space

Providing extensive storage space being boarded, window to rear, excellent potential to convert subject to planning permission.

### Bedroom 1

17' 8" x 8' 7" (5.38m x 2.62m)

Two double glazed windows to rear aspect, coving to ceiling, two radiators, two double built in wardrobes and single built in wardrobe.

## En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle, complementing tiling, coving to ceiling, heated towel rail, tiled flooring.

### Bedroom 2

10' 5" x 10' 8" (3.17m x 3.25m)

Double glazed window to front aspect, coving to ceiling, built in wardrobe, radiator.

### Bedroom 3

9' 5" maximum x 8' 9" (2.87m x 2.67m)

Double glazed window to side aspect, coving to ceiling, recessed storage, radiator, archway to

### Dressing Area

5' 10" x 4' 2" (1.78m x 1.27m)

Double glazed window to side aspect, coving to ceiling.

### Bedroom 4

8' 6" x 7' 6" (2.59m x 2.29m)

Double glazed window to front aspect, coving to ceiling, radiator, over-stairs storage cupboard.

## Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and folding shower screen, full ceramic tiling, chrome heated towel rail, recessed downlighters, wood effect flooring.

## Outside

To the front of the property is off road parking for two vehicles leading to the **Single Garage** with up and over door, power, lighting and personal door to rear leading to an enclosed courtyard and detached outbuilding. The rear garden is fully enclosed with patio seating area, planting, laid to lawn, a decked seating area for entertaining.

## Tenure

Freehold  
Council Tax Band - D



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