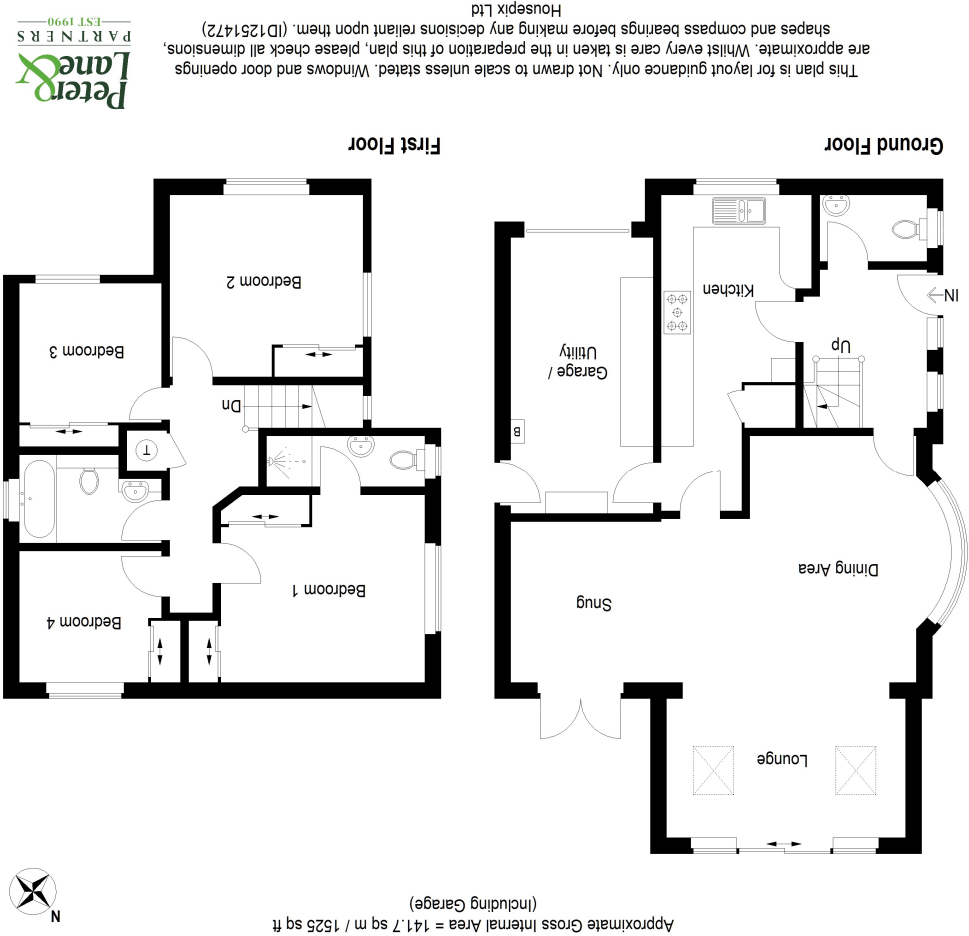


Huntingdon	60 High Street	St Neots	32 Market Square	24 High Street	Kimbolton	Cashel House	15 Thayer St, London	Tel : 0870 112 7099
St Neots								
Kimbolton								
Mayfair Office								

Huntingdon branch: 01480 414800
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12 Snowdonia Way, Hinchingsbrooke Park PE29 6XP Guide Price £525,000

- Stunning Extended Family Residence
- Kitchen With Granite Work Surfaces And Integrated Appliances
- Wardrobes To Every Bedroom
- Garaging And Parking Provision For Four Vehicles
- Impressive Open Plan Contemporary Reception Rooms
- Re-Fitted Sanitaryware
- Landscaped Gardens And Private Driveway
- Desirable Old Hinchingsbrooke Park Location



Integral Storm Canopy Over
Composite glazed panel door to

Reception Hall
10' 1" x 7' 8" (3.07m x 2.34m)
UPVC window to front aspect, double panel radiator, coats hanging area, coving to ceiling, stairs to first floor with understairs recess, Amtico floor covering.

Cloakroom
Re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, extensive tiling with natural stone contour border tiling, extractor, UPVC window to front aspect, Amtico flooring.

Kitchen
19' 4" x 8' 2" (5.89m x 2.49m)
Re-fitted in a range of Shaker style base and wall mounted cabinets with complementing black granite work surfaces and re-tiled surrounds, integral wine rack, glass fronted display cabinets, under unit lighting, double panel radiator, large understairs storage cupboard, recessed lighting, larder fridge, space for cooking range with suspended extractor fitted above, integrated automatic dishwasher, inset one and a half bowl sink unit with directional mixer tap, ceramic tiled flooring, inner door to

Garaging
17' 1" x 8' 6" (5.21m x 2.59m)
Currently used as a **Utility Room**. Electrically operated roller door, wall mounted gas fired central heating boiler serving hot water system and radiators, UPVC door to side aspect, fitted with a range of base and wall mounted cabinets, single drainer stainless steel sink unit with mixer tap, space for freezer, larder unit, **Workshop** space with work bench, re-decorated and a composite floor covering.

Sitting Room
27' 6" x 23' 11" (8.38m x 7.29m)
An impressively proportioned ,extended open plan, contemporary ,triple aspect space with UPVC bow window to side aspect, French doors to garden aspect, sliding double glazed patio doors to garden terrace, vertical contemporary radiators, TV point, telephone point, Amtico flooring, recessed lighting, part vaulted ceiling line with twin Velux windows to garden aspect.

First Floor Galleried Landing
Arched display recess, access to insulated loft space, airing cupboard housing pressurised hot water system.

Principal Bedroom
18' 1" x 12' 7" (5.51m x 3.84m)
UPVC window to side aspect, wardrobe range with two double wardrobes with hanging and storage, radiator, inner door to

En Suite Shower Room
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling with natural stone contour border tiles, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over.

Bedroom 2
11' 11" x 11' 5" (3.63m x 3.48m)
UPVC windows to front and side aspects, extensive wardrobe range with hanging and storage, radiator.

Bedroom 3
8' 9" x 8' 7" (2.67m x 2.62m)
UPVC window to front aspect, double panel radiator, double wardrobe with hanging and storage.

Bedroom 4
8' 10" x 8' 4" (2.69m x 2.54m)
UPVC window to garden aspect, double panel radiator, wardrobe range with hanging and storage, fixed display shelving.

Family Bathroom
8' 10" x 5' 6" (2.69m x 1.68m)
Re-fitted in a range of quality white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, vanity light, shaver light point, double ended panel bath with folding shower screen and independent shower unit fitted over, UPVC window to rear aspect.

Outside
The property is approached by an extensive private driveway giving provision for four plus vehicles. The gardens are landscaped and pleasantly arranged with an extensive tegula block pathway, stocked flower beds and ornamental shrubs. The rear garden is again thoughtfully landscaped with an extensive Indian sandstone paved terraced, areas of lawn, granite chipped beds, ornamental pond and a selection of ornamental trees, shrubs and flower beds, there's outside tap and lighting and the garden is enclosed by a combination of panel fencing, brick walling and mature screening 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 Tax Band - E

