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ARTNERS
Lane Peter

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 relating upon them. (ID 1251472)

Architectural floor plan of a house on the First Floor. The plan includes:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathrooms (Bath 1, Bath 2, Bath 3)
- Central Staircase (Staircase A, Staircase B)
- Utility Room (U)
- Living Room (L)
- Kitchen (K)
- Dining Room (D)
- Central Hall (H)
- North arrow (N)

Ground Floor

Utility / Garage

Kitchen

Up

Dining Area

Sun

Lounge

B

N

This floor plan illustrates the ground floor layout of a house. The plan includes a Utility/Garage area with a washing machine icon, a Kitchen with a sink and oven, a Dining Area, a Lounge, and a Sunroom. A central staircase leads to the upper floor. A small icon labeled 'B' is located near the entrance. A north arrow (N) is positioned in the bottom right corner.

Approximate Gross Internal Area = 141.7 sq m / 1525 sq (including Garage)



- 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 Hinchingbrooke 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 terrace, 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

