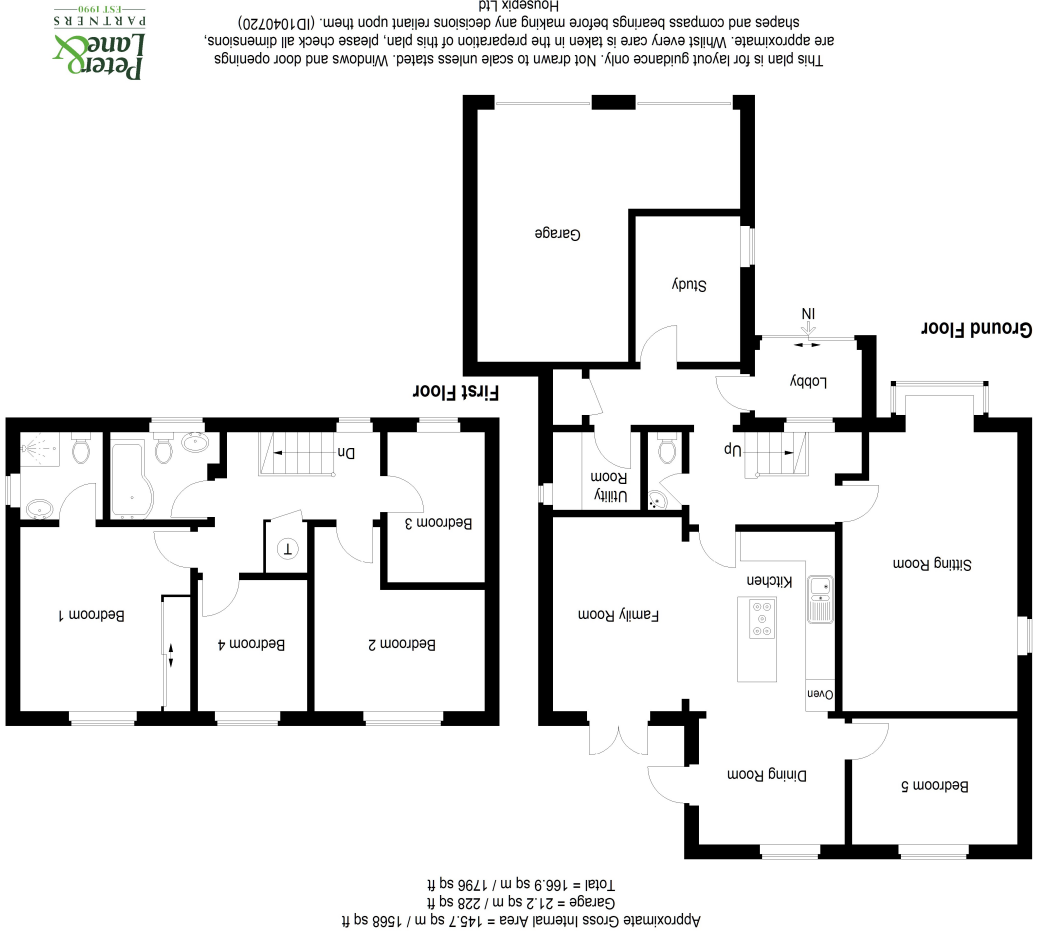


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- Detached Family Home
- Desirable estate location
- Versatile Extended Accommodation
- Three Car Driveway

- Versatile Five Bedroom Accommodation
- Impressive Open Plan Kitchen/Family Room
- Double Garaging
- Porch extension



UPVC Sliding Double Glazed Patio Doors Accessing

Entrance Porch

7' 3" x 4' 6" (2.21m x 1.37m)

Wall light points, timber flooring, internal panel door to

Reception Hall

11' 0" x 9' 11" (3.35m x 3.02m)

Internal UPVC window to **Entrance Porch**, coving to ceiling, single panel radiator, cloaks cupboard with shoe storage, Karndean flooring, inner door to

Study

3.25m x (10' 8" x)

Double panel radiator, coving to ceiling, UPVC window to front aspect, laminate floor covering.

Laundry/Boot Room

6' 0" x 5' 10" (1.83m x 1.78m)

Fitted with work surfaces, appliance spaces, coving to ceiling, wall mounted gas fired central heating boiler serving hot water system and radiators, consumer unit, UPVC window to side aspect, laminate flooring.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, corner wash hand basin with mixer tap and tiling, extractor, coving to ceiling, internal glass blocks to **Reception Hall**, Karndean flooring.

Living Room

21' 4" x 11' 11" (6.50m x 3.63m)

A light double aspect room with UPVC walk in bay window to front and UPVC window to side, TV point, recessed lighting, coving to ceiling, freestanding cast multi fuel wood burner with slate hearth, dimmer switches, oiled Oak flooring.

Kitchen/Breakfast Room/Family Room

21' 9" x 19' 4" (6.63m x 5.89m)

A light open plan contemporary space with UPVC window to rear aspect and French doors to garden terrace to the rear, fitted in a range of contemporary gloss base and wall mounted cabinets with complementing work surfaces and up-stands, glass splashbacks, central island with integral five ring gas hob and suspended extractor unit above, drawers and pan drawers, UPVC door to rear garden, recessed lighting, coving to ceiling, double electric Bosch oven, single drainer one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, integrated automatic dishwasher, fridge freezer, fitted microwave, Karndean flooring, inner door to

Bedroom 5

11' 5" x 8' 6" (3.48m x 2.59m)

UPVC window to rear aspect, double panel radiator, coving to ceiling, access to insulated loft space, laminate flooring.

First Floor Galleried Landing

Finished with Oak and glass balustrade, UPVC window to front aspect, double panel radiator, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

12' 4" x 11' 7" (3.76m x 3.53m)

UPVC window to rear aspect, extensive contemporary wardrobe range incorporating hanging, storage and shelving, recessed lighting, coving to ceiling.

En Suite Shower Room

6' 1" x 5' 10" (1.85m x 1.78m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, UPVC window to side aspect, full ceramic tiling, chrome heated towel rail, extractor unit, ceramic tiled flooring.

Bedroom 2

12' 5" x 11' 8" (3.78m x 3.56m)

UPVC window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 3

10' 3" x 6' 9" (3.12m x 2.06m)

Single panel radiator, UPVC window to front aspect, coving to ceiling.

Bedroom 4

8' 11" x 7' 9" (2.72m x 2.36m)

Single panel radiator, UPVC window to rear aspect, coving to ceiling.

Family Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, 'P' shaped panel bath with folding shower screen and overhead shower unit fitted above with mixer tap, chrome heated towel rail, full ceramic tiling with glass contour border tiling, recessed lighting, extractor, ceramic tiled flooring.

Outside

There is an extensive frontage with brick paviour driveway giving provision for up to three vehicles, shaped lawns, ornamental shrubs and trees. The garden is enclosed by mature Laurel hedging with outside lighting. The rear garden is pleasantly arranged with a timber decked seating area, outside tap and lighting, areas of lawn edged in established ornamental trees, shrubs and herbaceous borders, brick constructed planter. The garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy. There is a double garage with twin up and over doors, power and lighting.

Tenure

Freehold

Council Tax Band - E

