



**Huntingdon Office: 01480 414800**  
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Huntingdon	60 High Street	St Neots	Kimbolton	Mayfair Office
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Huntingdon	St Neots	Kimbolton	15 Thayer St, London	
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- Link Detached Town House By Urban & Civic
- En Suite Shower Room And Family Bathroom
- First Floor Living Room With Juliette Balcony
- Double Car Port
- Air Source Heat Pump And Solar Panels

- Three Bedrooms
- Open Plan Kitchen/'Dining Room
- First Floor Roof Terrace
- Enclosed Rear Garden
- No Forward Chain



#### **Storm Porch**

Solid door with side-light window and courtesy light to

#### **Entrance Hall**

Double glazed window to side aspect, cupboard housing hot water cylinder, triple panel radiator, stairs to first floor.

#### **Cloakroom**

Double glazed window to side aspect, fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin, extractor fan, radiator, complementing tiling, tiled flooring.



#### **Kitchen/Dining Room**

20' 4" x 11' 4" (6.2m x 3.46m)

A triple aspect room with double glazed windows to front, side and rear elevations, double glazed door to rear, recessed downlighters, fitted in a range of base and wall mounted units with complementing work surfaces and up-stands with "pop-up" socket, stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with back plate and cooker hood over, integrated dishwasher and washing machine, wall mounted central heating thermostat, triple radiator, tiled flooring.



#### **First Floor Landing**

Double glazed door to side aspect, stairs to second floor.

#### **Living Room**

18' 8" x 9' 10" (5.7m x 3m)

A triple aspect room with double glazed windows to front and side elevations, double glazed door to Juliette balcony, wood effect flooring, triple radiator.



#### **Roof Terrace**

20' 8" x 19' 8" (6.3m x 6m)

Spacious roof terrace with outside lighting and making an ideal entertaining area.

#### **Bedroom 2**

11' 2" x 10' 2" (3.4m x 3.1m)

A double aspect room with double glazed windows to side and rear elevations, triple radiator.

#### **Second Floor Landing**

Double glazed window to side aspect.

#### **Principal Bedroom**

11' 2" x 8' 2" (3.4m x 2.5m)

Double glazed window to front aspect, wardrobes with sliding mirror doors, hanging and storage, triple radiator.

#### **En Suite Shower Room**

Double glazed window, recessed downlighters, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, double shower cubicle, tiled surrounds, tiled flooring, heated towel rail.

#### **Bedroom 3**

9' 10" x 8' 6" (3m x 2.6m)

A double aspect room with double glazed windows to front and side elevations, triple radiator.

#### **Family Bathroom**

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath, complementing tiling, tiled flooring, chrome heated towel rail, recessed downlighters.

#### **Outside**

Outside to the front is a landscaped garden with outside lighting and a double width carport and driveway with an EV charging point. Side gated access leads through to the rear enclosed garden with patio seating area, outside lighting, outside tap, air source heat pump, an area of lawn and planting.

#### **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 - D

