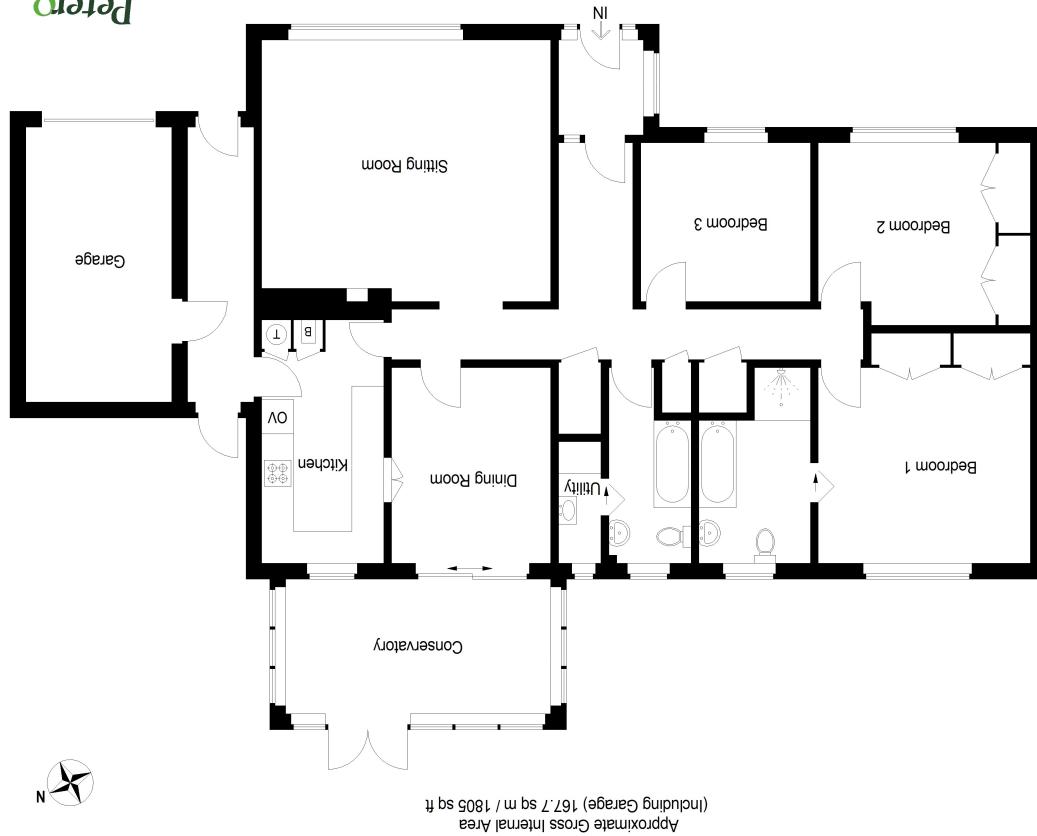


**Huntingdon Office: 01480 414800** [www.petrelane.co.uk](http://www.petrelane.co.uk) Web office open all day every day

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 2171972)



- Well Proportioned Link Detached Bungalow
- En Suite Bathroom And Family Bathroom
- Two Reception Rooms And Garden Room
- Desirable village location

- Two/Three Bedrooms
- Desirable Village Location
- Single Garaging And Generous Private Driveway
- No Forward Chain



#### UPVC Double Glazed Front Door To

#### Entrance Porch

5' 11" x 5' 3" (1.80m x 1.60m)

Vinyl flooring, UPVC window to front aspect, exposed internal brickwork, wall light points, UPVC double glazed front door to

#### Reception Hall

28' 10" maximum x 11' 2" (8.79m maximum x 3.40m)

Single panel radiator, central heating thermostat, access to insulated loft space, coving to ceiling, cloaks cupboard, two shelves storage cupboards.

#### Sitting Room

17' 9" x 13' 9" (5.41m x 4.19m)

UPVC leaded light picture window to front aspect, central fireplace in natural stone with inset Living Flame coal effect gas fire, radiator, coving to ceiling.

#### Kitchen

13' 9" x 7' 7" (4.19m x 2.31m)

Internal UPVC window to **Garden Room** and UPVC door to side aspect, ceramic tiled flooring, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, glass fronted display cabinets, appliance spaces, water softener, display shelving, integral double electric Neff oven and integral Bosch gas hob with bridging unit and extractor fitted above, panel work to ceiling, recessed lighting, Velux window, cupboard housing base mounted oil fired central heating boiler serving hot water system and radiators, airing cupboard housing hot water cylinder and shelf space.

#### Dining Room

11' 10" x 9' 10" (3.61m x 3.00m)

Serving hatch to **Kitchen**, coving to ceiling, double panel radiator, sliding double glazed UPVC internal doors to

#### Garden Room

17' 2" x 8' 11" (5.23m x 2.72m)

Of brick based UPVC double glazed construction, UPVC French doors to garden terrace.

#### Principal Bedroom

12' 10" x 10' 2" (3.91m x 3.10m)

His and Hers wardrobes with hanging and storage, coving to ceiling, radiator, UPVC window to garden aspect, inner door to

#### En Suite Bathroom

8' 0" x 7' 0" (2.44m x 2.13m)

Re-fitted in a four piece suite comprising low level WC, pedestal wash hand basin, panel bath, shower enclosure with independent shower unit fitted over, full ceramic tiling, shaver light point, ceramic tiled flooring, UPVC window to garden aspect, coving to ceiling.

#### Bedroom 2

#### Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

Extensive wardrobe range with two double units and storage, single panel radiator, UPVC window to front aspect.

#### Bedroom 3/Study

#### Bedroom 3/Study

10' 6" x 9' 10" (3.20m x 3.00m)

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

#### Family Bathroom

10' 6" x 5' 1" (3.20m x 1.55m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower unit fitted over with folding screen, full ceramic tiling, coving to ceiling, ceramic tiled flooring, shaver light point, UPVC window to garden aspect.

#### Laundry Room

#### Laundry Room

7' 7" x 2' 9" (2.31m x 0.84m)

Wall mounted sink unit, appliance spaces, vinyl floor covering, UPVC window to rear aspect.

#### Outside

#### Outside

There is an extensive lawned frontage with a tegula block paved driveway giving provision for two large vehicles accessing the **Single Garage** as described. A covered passageway to the side measuring 17' 5" x 3' 3" (5.31m x 0.99m) with UPVC doors to front and rear aspects, double polycarbonate roofing, internal door to **Single Garage** with electrically operated roller door, power, lighting and private door to the side. The rear garden is private and neatly arranged with an extensive paved terrace, gated access to the front, areas of lawn, stocked shrub and flower borders and a selection of evergreens, timber shed, outside tap and lighting, enclosed by a combination of panel fencing offering a good degree of privacy with mature evergreen hedging.

#### 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

