

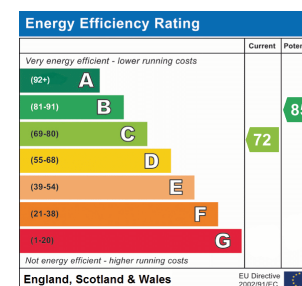


Pipers Lane, Godmanchester PE29 2JN

Guide Price £280,000



- Well Positioned Non Estate Family Home
- Generous 22' Living Space
- Downstairs Cloakroom
- Low Maintenance Gardens
- Single Garaging
- Short Walk To Shops, Drs Surgery And Chinese Bridge
- No Forward Chain And Immediate Vacant Possession



Peter Lane & PARTNERS
EST 1990

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 95.0 sq m / 1022 sq ft



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 reliant upon them. (ID1234888)
Housepix Ltd

Peter Lane & Partners
EST 1990



Integral Storm Canopy And Porch Over

UPVC panel door with side panel to

Entrance Hall

Stairs to first floor, coats hanging area, double panel radiator, ceramic tiled flooring, glazed internal panel and panel door to

Lounge/Dining Room

22' 8" x 13' 7" (6.91m x 4.14m)

A light, open plan space with UPVC picture window to front aspect, two single panel radiators, understairs storage cupboard, central heating thermostat, central fireplace with inset Living Flame coal effect gas fire, laminate flooring.

Rear Entrance Hall

Vinyl floor covering, coats hanging area, UPVC door to garden aspect.

Cloakroom

Fitted in a two piece white suite comprising low level WC, corner wash hand basin with mixer tap and tiling, UPVC window to rear aspect, shaver point, radiator, vinyl floor covering.

Kitchen/Breakfast Room

10' 3" x 8' 10" (3.12m x 2.69m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and electric hob with suspended stainless steel extractor fitted above, drawer units, pan drawers, appliance spaces, single drainer stainless steel sink unit with mixer tap, UPVC window and door to garden aspect, radiator, ceramic tiled flooring.

First Floor Landing

Airing cupboard with shelving and wall mounted gas fired Worcester Bosch central heating boiler serving hot water system and radiators, access to insulated loft space.

Bedroom 1

11' 7" x 11' 5" (3.53m x 3.48m)

UPVC window to rear aspect, single panel radiator.

Bedroom 2

11' 7" x 11' 3" (3.53m x 3.43m)

UPVC window to front aspect, single panel radiator.

Bedroom 3

7' 6" x 7' 0" (2.29m x 2.13m)

UPVC window to front aspect, radiator, boxed stairwell.

Family Bathroom

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding shower screen and mixer tap hand shower, UPVC window to garden aspect, double panel radiator, vinyl floor covering.

Outside

The front garden is pleasantly arranged and enclosed by evergreen hedging, primarily lawned. The rear garden is planned with low maintenance in mind, laid to gravel and enclosed by panel fencing and low retaining brick walling, gated access extends to the **Garage** and driveway. The **Single Garage** is positioned to en bloc with up and over door. There is plenty of on-street parking to the front subject to availability.

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 - B

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.