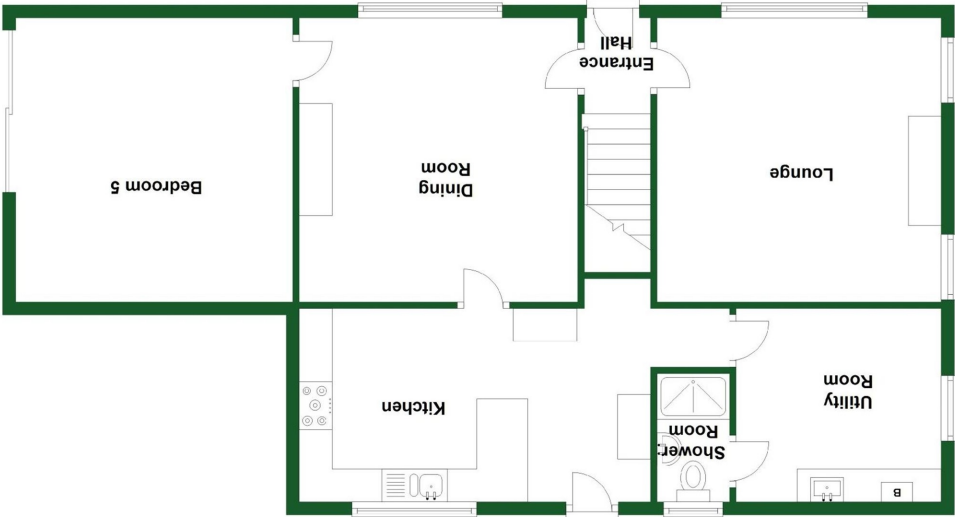


First Floor  
Approx. 71.3 sq. metres (767.0 sq. feet)



Ground Floor  
Approx. 88.8 sq. metres (955.3 sq. feet)

Huntingdon branch: 01480 414800  
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## High Street, Warboys PE28 2RH

£520,000

- Charming Grade II Listed Character Home
- 21' Kitchen/Breakfast Room And Utility Room
- Mature Gardens And Ample Parking Provision
- Versatile Four/Five Bedroom Accommodation
- Lots Of Character Features
- Prominent Non Estate High Street Location

### Main Entrance Door To

#### Entrance Hall

12' 9" x 3' 4" (3.89m x 1.02m)

Stairs extend to first floor.

#### Lounge

14' 2" x 14' 0" (4.32m x 4.27m)

A double aspect room with sash picture window to front aspect, central feature fireplace with exposed brickwork chimney feature and open hearth, two further windows to side aspect, radiator.

#### Dining Room

13' 11" x 13' 10" (4.24m x 4.22m)

Central feature fireplace with timber surround, sash picture window to front aspect, radiator.

#### Office/Bedroom 5/Gym

13' 10" x 13' 0" (4.22m x 3.96m)

Recently re-plastered and re-decorated, UPVC patio doors to side aspect, radiator.

#### Kitchen

21' 9" x 9' 8" (6.63m x 2.95m)

Fitted in a bespoke range of units, one and a half bowl single drainer sink unit, drawer units, ceramic tiled flooring, window and door to rear aspect, radiator, integral wine rack, exposed internal brickwork, space for cooking range, peninsular work surface.

#### Utility Room

10' 2" x 9' 9" (3.10m x 2.97m)

Inset Butler sink unit, ceramic tiled flooring, window to side aspect, radiator, recently fitted condensing gas boiler serving domestic hot water and radiators.

#### Shower Room

6' 5" x 3' 7" (1.96m x 1.09m)

Fitted in a three piece suite comprising screened shower enclosure, wash hand basin, low level WC, window to side aspect, full ceramic tiling.

#### First Floor Landing

17' 3" x 11' 2" (5.26m x 3.40m)

Sash picture window to front aspect, radiator, access to loft space.

#### Bedroom 1

13' 10" x 11' 5" (4.22m x 3.48m)

Sash picture window to front aspect, radiator.

#### Bedroom 2

13' 10" x 10' 0" (4.22m x 3.05m)

Sash picture window to front aspect, radiator.

#### Bedroom 3

10' 3" x 9' 9" (3.12m x 2.97m)

Window to rear aspect, radiator.

#### Bedroom 4

10' 7" x 9' 8" (3.23m x 2.95m)

Window to rear aspect, radiator.

#### Family Bathroom

11' 0" x 6' 4" (3.35m x 1.93m)

Fitted in a three piece suite comprising corner bath, pedestal wash hand basin, low level WC, radiator, window to rear aspect, airing cupboard housing hot water cylinder and shelf space.

#### Outside

The property is prominently positioned on a generous corner plot. To the front of the property there is an area of lawn and a variety of fruit trees, further ornamental trees, mature boundary hedging and a further selection of flower and shrub borders. To the side of the property is a large gravelled parking area providing off road parking for numerous vehicles. The gardens extend to the side and rear of the property where there is a large hard standing area, an additional area of lawn with a further selection of flowers and shrubs, there is a timber shed, workshop and a paved patio area. The rear garden is enclosed by brick walling and timber fencing.

#### 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

