

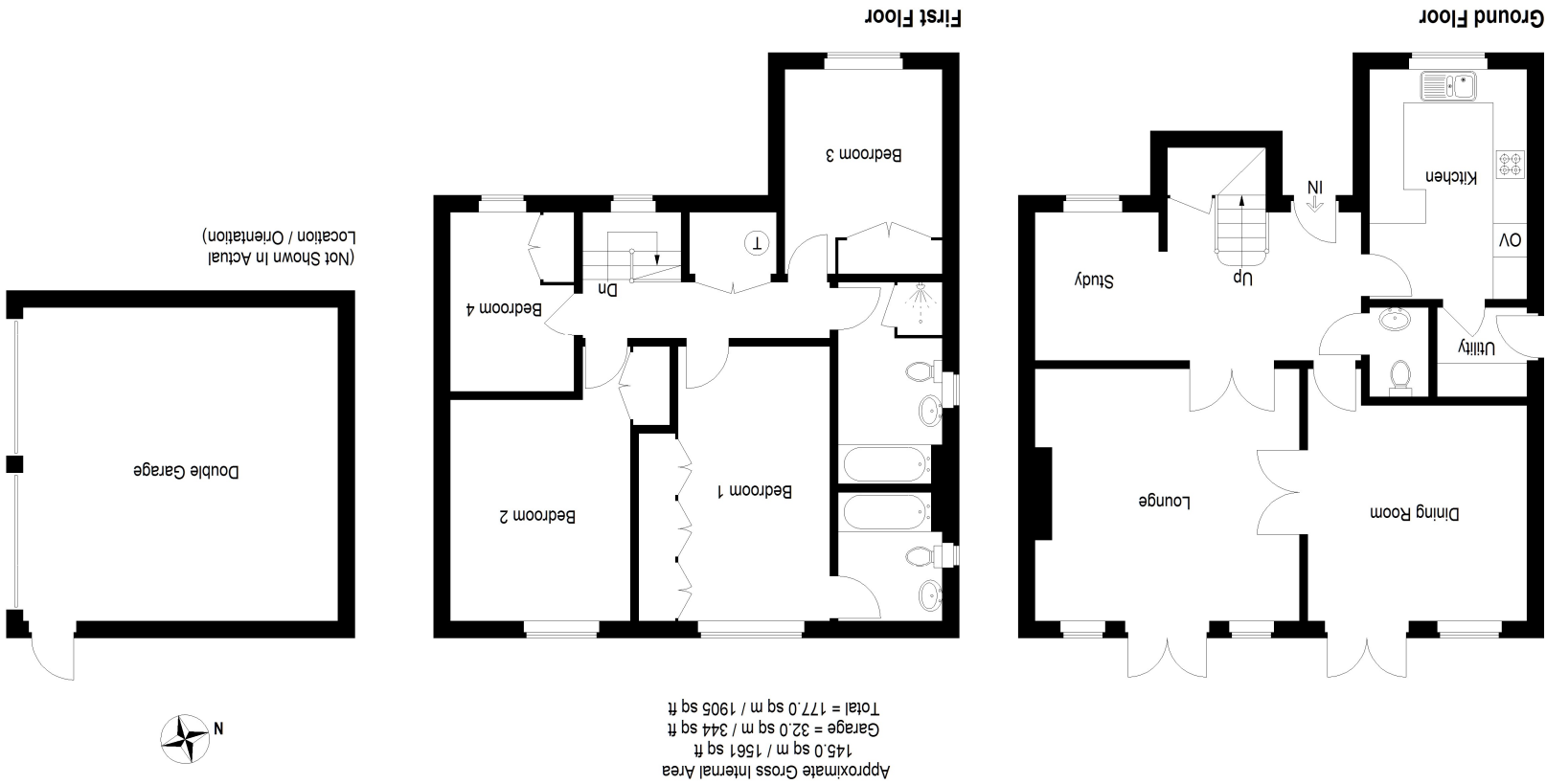
<b>Huntingdon</b>	60 High Street	32 Market Square	24 High Street	Cashel House	<b>Mayfair Office</b>
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1226411)

Housepix Ltd





- Stunning Detached Family Home
- Four Bedrooms With En Suite To Principal Bedroom
- Double Garaging And Generous Private Driveway
- Easy Access To Huntingdon And St Neots Railway Stations

- Built By Prestigious Developer Ambrosden County Homes
- Kitchen And Utility Room
- Desirable And Exclusive Location With Beautiful Countryside Homes
- Offered With No Chain

**Heavy Panel Front Door To**

**Reception Hall**

19' 0" x 9' 2" (5.79m x 2.79m)

Incorporating **Study Area**. Stairs extending to first floor with under stairs storage double panel radiator, further sealed unit picture window to front aspect, fuse box and master switch, further double panel radiator, internal double doors access **Sitting Room**.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, pedestal hand wash basin, double panel radiator, cornice to ceiling and ceramic tiling with contour border tiling.

**Sitting Room**

15' 5" x 14' 8" (4.70m x 4.47m)

French doors access the garden terrace to the rear, further sealed unit windows with views across the rear garden, double panel radiators, wall light points, TV point, telephone points, cornicing to ceiling, central natural Limestone fireplace with gas fire point.

**Dining Room**

14' 5" x 12' 10" (4.39m x 3.91m)

Double panel radiator, French doors to garden terrace to the rear and further sealed unit window to rear aspect, cornicing to ceiling

**Kitchen/Breakfast Room**

13' 8" x 9' 8" (4.17m x 2.95m)

Fitted in a range of Limed Oak base and wall mounted cabinets with complimenting work surfaces and tiled surrounds, drawer units, single drainer one and half sink unit with half bowl resin sink with mixer tap, pan drawers, integral wine rack, fitted automatic dishwasher, sealed window to front aspect, glass display cabinet, integral double electric NEFF ovens, integral Bosch ceramic hob with bridging extractor fitted above, two stool breakfast bar, double panel radiator, fitted fridge freezer, ceramic tiled flooring and cornicing to the ceiling.

**Utility Room**

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

Sealed unit door to side aspect, panel radiator, gas fired central heating boiler system serving hot water and radiators, work surface space with appliance space cornice to ceiling, extractor and ceramic tiled flooring.

**First Floor Landing**

Sealed unit window to front aspect, access to insulated loft space, double panel radiator, cornicing to ceiling, double cupboard housing hot water cylinder with shelving and hanging space.

**Principal Bedroom**

16' 4" x 8' 11" (4.98m x 2.72m)

Sealed unit window to rear aspect enjoying open field views, double panel radiator, cornicing to ceiling, triple wardrobes with hanging and storage, inner access to

**En Suite Bathroom**

7' 7" x 6' 4" (2.31m x 1.93m)

Fitted in a three piece traditional white suite comprising low level WC, pedestal wash hand basin, recessed panel bath with hand mixer shower, extensive tiling with contour border tiles, shaver point, wall light point, sealed unit window to side aspect, extractor and double panel radiator.

**Bedroom 2**

16' 4" x 10' 7" (4.98m x 3.23m)

Sealed unit window to rear aspect with stunning open field views, double panel radiator, double wardrobe with hanging space and storage, cornicing to ceiling.

**Bedroom 3**

12' 2" x 9' 3" (3.71m x 2.82m)

Sealed unit window to front aspect, double panel radiator, double wardrobe with hanging and storage space, cornicing to ceiling.

**Bedroom 4**

10' 4" x 7' 1" (3.15m x 2.16m)

Sealed unit window to front aspect, radiator, cornicing to ceiling, double wardrobe with hanging and shelving.

**Family Bathroom**

11' 9" x 6' 2" (3.58m x 1.88m)

Fitted in a four piece traditional white suite comprising low level WC, pedestal hand wash basin, recessed panel bath with hand mixer shower, screened shower enclosure with independent shower over, shaver point, wall light point, cornice to ceiling and extensive tiling with contour border tiles, sealed unit window.

**Outside**

The property is pleasantly positioned with a private gated frontage with extensive gravel driveway giving provision for numerous vehicles accessing the **Double Garage**. The garaging has twin up and over doors, power, lighting and a private door to the side. The front garden is pleasantly arranged with shaped lawns ,a section of ornamental shrubs and trees, outside lighting and enclosed by brick walling and picket fencing. The rear gardens are pleasantly arranged and neatly landscaped with extensive circular paved seating area, terrace and areas of shaped lawn. The lawns are edged with ornamental shrubs, evergreens and ornamental trees and enclosed by a combination of fencing and brick walling offering a good degree of privacy. Post and rail fence define the rear boundary and the gardens enjoy stunning views over paddock land and open countryside to the rear.

**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 Band Tax - G

