

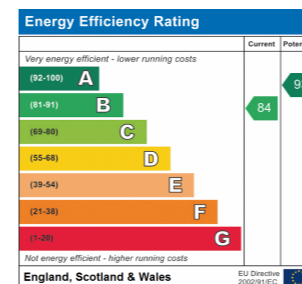


1 Nightingale Mews, Huntingdon PE29 1WH

Guide Price £400,000



- Built By Campbell Buchanan
- Rarely Available Development
- Immaculately Presented
- Four Double Bedrooms
- Two Juliette Balconies
- Living/Dining Room
- Kitchen With Integrated Appliances
- Cloakroom And En Suite Shower Room
- Enclosed Rear Garden
- Two Designated Parking Spaces Adjacent To The Property
- Walking Distance Of Town Centre And Railway Station
- Viewing Strictly By Appointment Only



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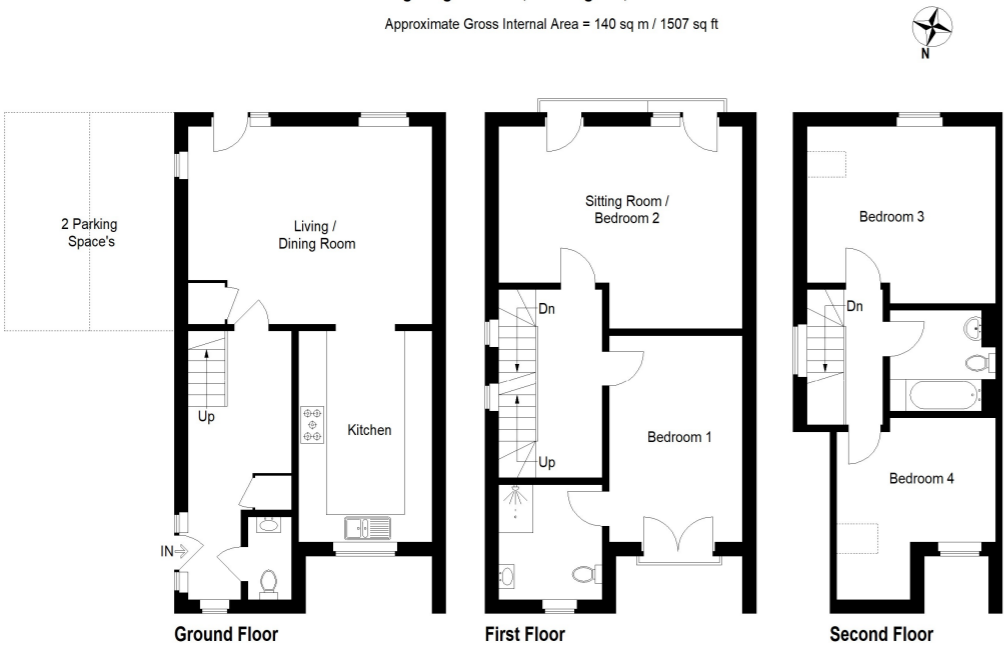
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= Reduced headroom below 1.5 m / 5'0"

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. (ID964626)
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Storm Canopy Over

Composite double glazed door to

Entrance Hall

A double aspect room with double glazed window to front and two double glazed windows to side aspect, recessed down lighters, radiator, under stair storage recess, storage cupboard housing consumer unit, Porcelanosa tiled flooring.

Cloakroom

Fitted in a white two piece suite comprising low level WC, wash hand basin, recessed down lighters, radiator, Porcelanosa tiled flooring.

Living/Dining Room

18' 10" x 17' 4" (5.74m x 5.28m)

A double aspect room with double glazed window to side aspect and double glazed window to rear, UPVC double glazed door to rear, under stairs cupboard housing hot water cylinder, two radiators, opening to

Kitchen

10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, one and a half bowl single drainer sink unit with mixer tap, wall mounted concealed central heating boiler, under unit lighting, integrated Smeg appliances incorporating fridge freezer, dishwasher, two electric double ovens, gas hob with cooker hood over, integrated Whirlpool washing machine, recessed down lighters, Porcelanosa tiled flooring.

First Floor Landing

Windows to side aspect, radiator, central heating thermostat, stairs to second floor.

Sitting Room/Bedroom 2

17' 1" x 14' 1" (5.21m x 4.29m)

A double aspect room with double glazed window to side aspect and three double glazed picture windows to rear aspect with Juliette balcony, radiator.

Principal Bedroom

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed picture window to front aspect with Juliette balcony, two radiators.

En Suite Shower Room

8' 2" x 7' 3" (2.49m x 2.21m)

Double glazed window to front aspect, fitted in a white three piece suite comprising low level WC, wash hand basin, double shower cubicle, complementing tiling, shaver point, recessed downlighters, extractor, heated towel rail, Karndean flooring.

Second Floor Landing

Two windows to side aspect, vaulted ceiling, radiator.

Bedroom 3

13' 5" x 12' 6" (4.09m x 3.81m)

Sloping ceiling, double glazed window to rear aspect, roof light with fitted blind, radiator.

Bedroom 4

13' 1" x 12' 6" maximum (3.99m x 3.81m)

Sloping ceiling, double glazed window to front aspect, roof light window with fitted blind, radiator.

Family Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower over, complementing tiling, heated towel rail, recessed down lighters, extractor, shaver point.

Outside

Adjacent to the property are two designated parking spaces with outside lighting. Side gated access leads to the well kept rear garden which has a patio seating area, outside lighting, outside tap, storage shed with power connected, laid to lawn with established shrubs and enclosed by panel fencing.

Tenure

Freehold

There is a maintenance payable of £350.00 bi-annually

Council Tax Band - C