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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. (ID1110061)



- Stunning Detached Character Property
- Re-Fitted Family Bathroom And Separate Shower Room
- Spacious Lounge/Dining Room
- Amazing Outdoor Terrace Area
- Backing Onto Fields

- Four Double Bedrooms
- Beautiful Fitted Kitchen/Breakfast Room
- Office/Play Room
- Detached Outbuilding
- No Forward Chain



Double Glazed Panel Door To

Reception Hall

Stairs to first floor, radiator, understairs storage cupboard, tiled flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, radiator, tiled flooring, coats hanging area.

Lounge/Dining Room

25' 5" x 11' 1" (7.75m x 3.38m)

A double aspect room with double glazed windows to front and side aspects, cast iron wood burning stove, decorative beam work to ceiling, wood effect flooring, stairs to first floor .

Kitchen/Breakfast Room

17' 5" x 12' 11" (5.31m x 3.94m)

A double aspect room with double glazed bi-folding doors opening to garden, double glazed window to side aspect, vaulted ceiling with Velux windows, recessed down lighters, beam work, re-fitted in a comprehensive range of base and wall mounted units, drawer units, complementing tiling, one and a half bowl ceramic sink unit with mixer tap, space for range style cooker with tiled back plate and cooker hood over, spaces and plumbing for dishwasher and washing machine, space for fridge freezer, radiator, ceramic tiled flooring.

Utility Room

7' 10" x 5' 8" (2.39m x 1.73m)

Complementing work surface, single drainer sink unit with mixer tap, space and plumbing for washing machine, spaces for tumble dryer, and fridge, complementing tiling, tiled flooring, wall mounted oil fired central heating boiler.

First Floor Landing

Roof light window, access to

Principal Bedroom

16' 6" x 10' 11" (5.03m x 3.33m)

Roof light window to front aspect, radiator, two double walk in wardrobes measuring 7' 11" x 3' 3" (2.41m x 0.99m).

Bedroom 2

13' 8" x 8' 11" (4.17m x 2.72m)

A double aspect room with double glazed windows to side and rear aspects, built in wardrobe, radiator, wood flooring.

Bedroom 3

15' 1" x 11' 8" (4.60m x 3.56m)

Double glazed window to side aspect, radiator.

Bedroom 4

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to front aspect, access to loft space, radiator.

Shower Room

Fitted in a modern three piece suite comprising low level WC, wash hand basin, shower cubicle, fully tiled surrounds, extractor fan, recessed down lighters, heated towel rail, tiled flooring.

Family Bathroom

Roof light window to rear aspect, re-fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, extractor fan, recessed down lighters, heated towel rail, tiled flooring.

Outside

The front is paved providing off road parking for two to three vehicles with double timber gates to **Car Port**. There is an **Office/Play Room** measuring 16' 9" x 10' 8" (5.11m x 3.25m) with double glazed windows to front and rear aspects, wall mounted electric heater. There is a **Detached Barn** measuring 27' 4" x 11' 8" (8.33m x 3.56m) with windows to side and rear aspects, double doors. To the rear is a stunning raised seating terrace with outside lighting and tap, laid to lawn with mature planting and rural views.

Tenure

Freehold

Council Tax Band - E

