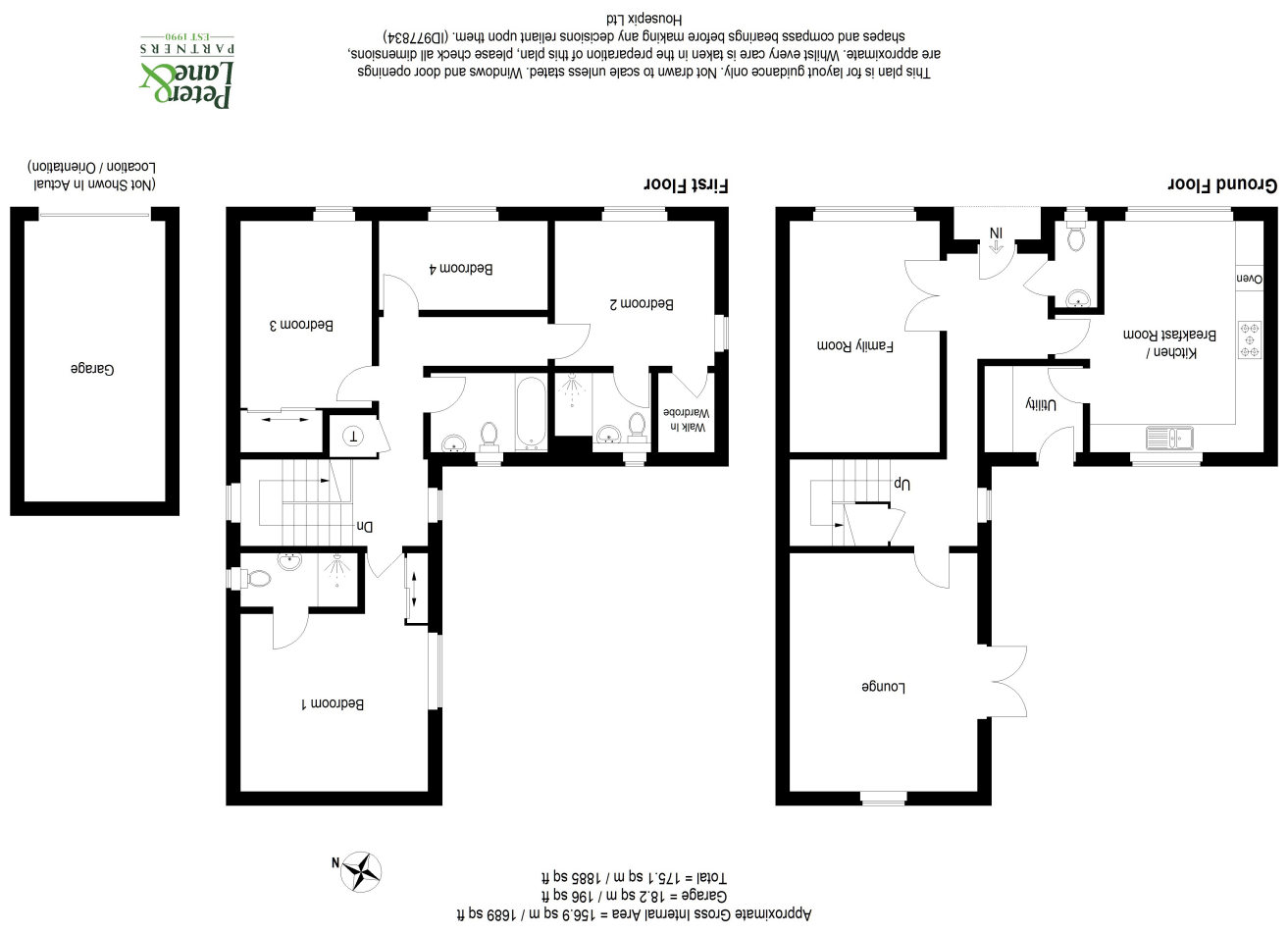


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- Well Proportioned Family Residence
- Sitting Room And Family Room/Dining Room
- Lovely Gardens
- Stunning Field Views
- Four Bedrooms With Two En Suite Facilities
- Kitchen/Breakfast Room And Utility Room
- Single Garage And Off Road Parking Provision



Recessed Entrance Porch To
UPVC door to

Entrance Hall
Double panel radiator, stairs to first floor, under stairs storage cupboard, coving to ceiling, laminate flooring.

Cloakroom
Fitted in a two piece contemporary white suite comprising low level WC, wash hand basin with tiling, radiator, UPVC window to front aspect, recessed lighting

Living Room
16' 7" x 13' 10" (5.05m x 4.22m)

A light double aspect room with UPVC window and UPVC French doors to garden aspect, TV point, telephone point, laminate flooring.

Dining Room/Family Room
16' 2" x 10' 6" (4.93m x 3.20m)

UPVC window to front aspect, double panel radiator, glazed internal double doors to **Reception Hall**.

Kitchen/Breakfast Room
16' 2" x 12' 0" (4.93m x 3.66m)

A light double aspect room with UPVC windows to front and rear aspects, fitted in a range of base and wall mounted units with complementing work surfaces, single drainer one and a half bowl sink unit with mixer tap, a selection of integrated appliances incorporating double electric stainless steel oven and hob with suspended extractor fitted above, integrated dishwasher and fridge freezer, drawers units, pan drawers, double panel radiator, recessed lighting, ceramic tiled flooring, inner door to

Utility Room
6' 1" x 5' 6" (1.85m x 1.68m)
UPVC door to garden aspect, fitted in a range of units with work surfaces and tiling, appliance spaces, ceramic tiled flooring.

First Floor Landing
A double aspect space with arch picture window to side and window to rear, double panel radiator, airing cupboard housing hot water system, access to insulated loft space.

Principal Bedroom
13' 1" x 12' 6" (3.99m x 3.81m)
UPVC window to side aspect, wardrobe range, radiator, telephone point, TV point.

En Suite Shower Room
Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, complementing tiling, shower cubicle with independent shower unit fitted over, heated towel rail, tiled flooring.

Guest Bedroom
15' 3" x 10' 2" (4.65m x 3.10m)
A double aspect room with UPVC windows to side and rear aspects, wardrobe range, walk in storage cupboard, radiator.

Guest En Suite Shower Room
6' 9" x 5' 9" (2.06m x 1.75m)
Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, UPVC window to rear aspect, radiator, extractor, recessed lighting, ceramic tiled flooring.

Bedroom 3
12' 8" x 9' 2" (3.86m x 2.79m)
UPVC window to front aspect, radiator, wardrobe range.

Bedroom 4
11' 8" x 6' 4" (3.56m x 1.93m)
UPVC window to front aspect, radiator.

Family Bathroom
8' 1" x 6' 0" (2.46m x 1.83m)
Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, UPVC window to rear aspect, panel bath with mixer tap hand shower, extractor, recessed lighting, heated towel rail, ceramic tiled flooring.

Outside
The gardens are thoughtfully planned. The front garden is laid to slate decorative beds with parking provision for one to two vehicles accessing the **Single Garage** with single up and over door. Gated access extends to the rear garden measuring approximately 40' x 38' and is laid to lawn, patio seating area, outside tap and lighting. The rear garden is enclosed and provides a high degree of privacy.

Tenure
Freehold
Council Tax Band - F

