

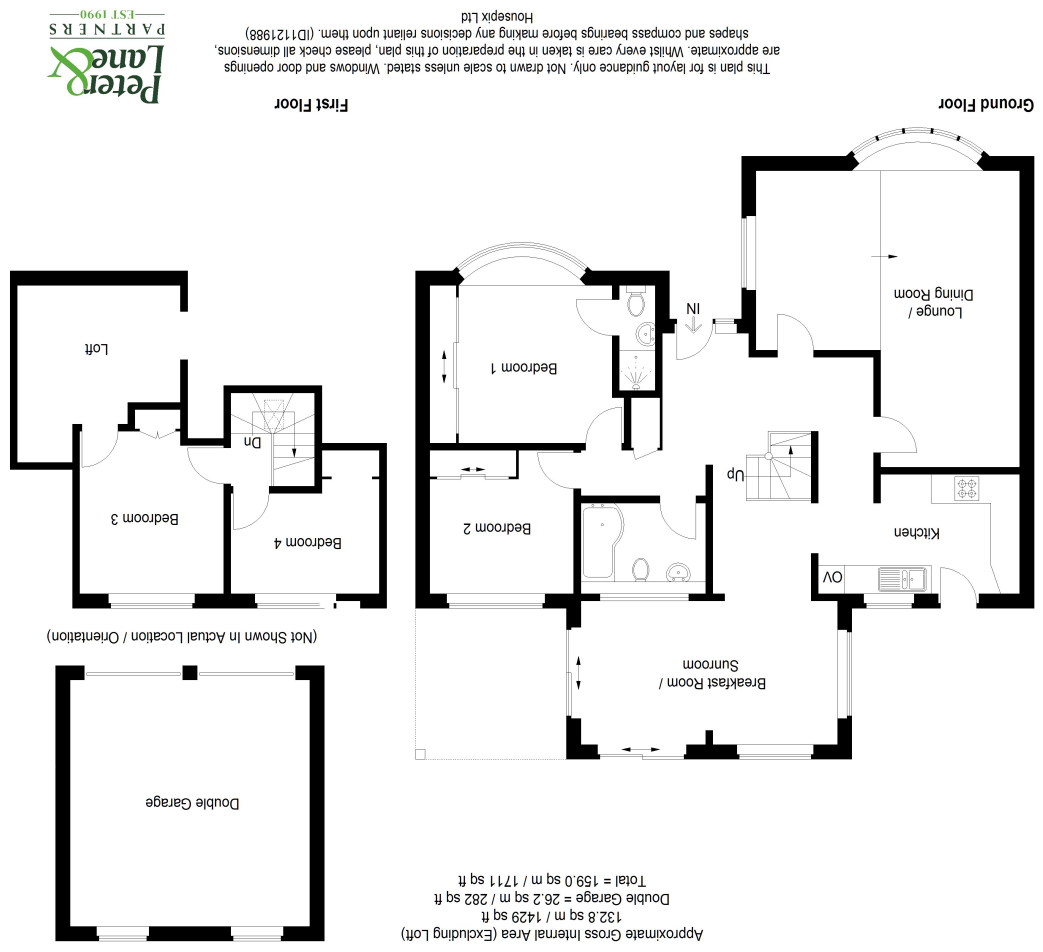
Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street, Huntingdon, Cambs. CB3 0ET
Tel: 01480 414800

St Neots 32 Market Square, St Neots, Cambs. PE17 1JG
Tel: 01480 406400

Kimbolton 24 High Street, Kimbolton, Cambs. PE10 6JG
Tel: 01480 860400

Mayfair Office Cashel House, 15 Thayer St, London, W1T 2LW
Tel: 0870 112 7099



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. (ID112198)



- individual Detached Family Residence
- Re-Fitted Kitchen And Bathroom Suite
- Private Gated Gardens
- Open Views To The Rear

- Four Bedrooms With En Suite To Principal Bedroom
- Extended Accommodation
- Double Garaging And Ample Driveway
- Hugely Desirable Non Estate Location



Steps in ceramic tiling to
 UPVC Panel Door To

Reception Hall
 29' 6" x 13' 1" (8.99m x 3.99m)

An impressive open plan space extending into **Garden Room**, central spiral staircase, laminate flooring, coving to ceiling, double panel radiator, cupboard housing gas fired central heating boiler.

Dining Room
 17' 1" x 10' 6" (5.21m x 3.20m)

Continuing into **Garden Room**, three sets of double glazed patio doors to garden terrace to the rear and UPVC window to side aspect, laminate flooring, coving to ceiling, access to secondary loft space, two double panel radiators, dimmer switch.

Sitting room
 22' 0" x 17' 11" (6.71m x 5.46m)

A light double aspect room with UPVC bow window and additional window to front aspect, two double panel radiators, TV point, telephone point, arranged over two levels, coving to ceiling, central wall mounted contemporary Living Flame coal effect gas fire, part parquet flooring, glazed internal door to **Reception Hall**.

Kitchen
 13' 9" x 8' 10" (4.19m x 2.69m)

UPVC window and glazed UPVC door to garden aspect, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, two sets of pan drawers, space and plumbing for American style fridge freezer, integral gas hob with suspended stainless steel extractor fitted above, glass fronted display cabinets, ceramic tiled flooring, integrated automatic dishwasher and washing machine, one and a half bowl resin sink unit with mono bloc mixer tap, integral double electric oven, drawer units, radiator.

Inner Hall
 Laminate flooring, access to insulated loft space, coving to ceiling, shelved linen cupboard, inner door to

Principal Bedroom
 12' 2" x 10' 10" (3.71m x 3.30m)
 UPVC bow window to front aspect, extensive wardrobe range incorporating two doubles with with hanging and shelving, wall light points, coving to ceiling, inner access to

En Suite Shower Room
 5' 10" x 2' 7" (1.78m x 0.79m)
 Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with tiling, screened shower enclosure with remote controlled independent shower unit fitted over, full ceramic tiling, ceramic tiled flooring, extractor.

Bedroom 2
 10' 10" x 9' 10" (3.30m x 3.00m)
 Extensive wardrobe range with hanging and shelving, UPVC window to garden terrace to the rear, double panel radiator, coving to ceiling.

Family Bathroom
 7' 7" x 6' 7" (2.31m x 2.01m)
 Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, chrome heated towel rail, panel 'P' shaped spa bath with independent shower unit fitted over, full ceramic tiling, extractor, UPVC secondary double glazed window to garden aspect, composite flooring, full ceramic tiling with glass contour border tiling.

First Floor Landing
 Velux window to front aspect, laminate flooring.

Bedroom 3
 10' 2" x 7' 10" (3.10m x 2.39m)
 Double pane radiator, UPVC window to rear aspect, wardrobe recess with hanging and shelving, laminate flooring.

Bedroom 4
 10' 2" x 9' 10" (3.10m x 3.00m)
 Double wardrobe with hanging and shelving, UPVC window to garden aspect, double panel radiator, extensive cupboard range.

Outside
 There is an extensive frontage primarily lawned with a notable Chestnut tree and an extensive tarmac driveway giving provision for several vehicles. There are pleasantly stocked shrub beds and flower arrangements, outside lighting and double timber gates to the rear garden and accessing the **Double Garage** with twin electrically operated roller doors, separate fuse box, a range of kitchen units, power, lighting, eaves storage space and window to garden aspect. The rear garden is pleasantly arranged with an extensive paved terrace, a covered seating area finished in Indian slate, steps lead up to an expansive lawn with a further paved seating area, heavily stocked evergreen ornamental shrubs and several notable ornamental trees and a notable Fossil tree. There is a pleasant further terrace with timber **Summer House**, raised areas of stocked rockery and the gardens narrow to a point with a greenhouse to the rear. Gated access extends to the allotment path to the side and the garden offers a good degree of privacy and enclosed by a combination of panel fencing and mature screening.

Tenure
 Freehold
 Council Tax Band - D

