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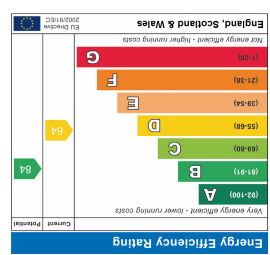


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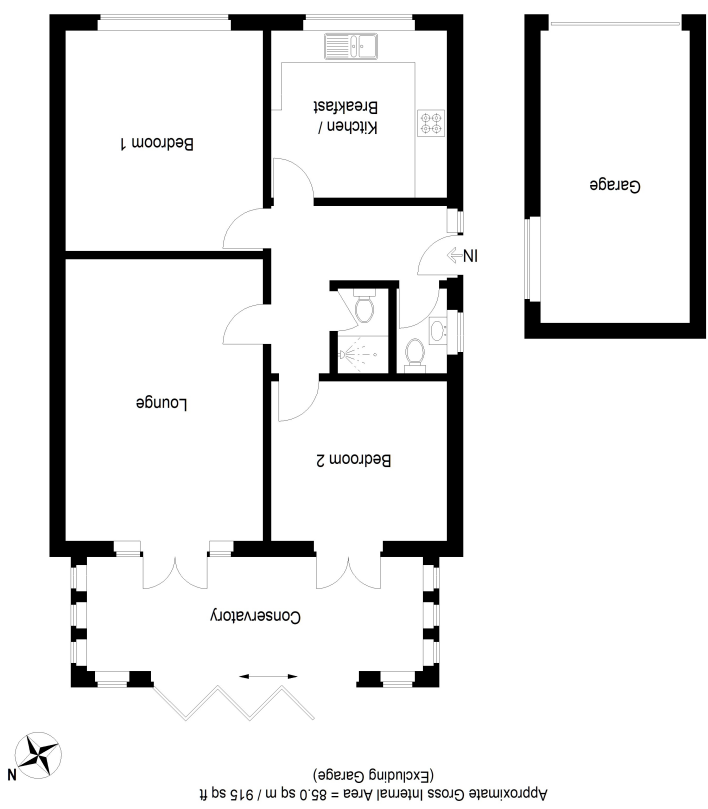
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and compass bearings before making any decisions reliant upon them. (D999111)



- Beautifully Presented Bungalow
- Re-Fitted Kitchen And Sanitary Ware
- Desirable Private Cul De Sac Location
- Popular Village Location

- Extended Accommodation
- Garaging And Parking Provision
- Close To Village Centre
- No Forward Chain



**Integral Storm Canopy Over**

UPVC double glazed front door to

**Entrance Hall**

Composite flooring, double panel radiator, central heating thermostat, access to insulated loft space.

**Cloakroom**

7' 1" x 3' 9" (2.16m x 1.14m)

UPVC window to side aspect, re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, composite floor covering.



**Kitchen**

11' 0" x 10' 3" (3.35m x 3.12m)

UPVC window to front aspect, re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, double panel radiator, TV point, single drainer ceramic sink unit with mixer tap, appliance spaces, drawer units, pan drawers, integral electric oven and gas hob with bridging unit and extractor fitted above, larder units concealing gas fired central heating boiler serving hot water system and radiators, integral wine rack, composite floor covering.



**Bedroom 1**

13' 8" x 12' 3" (4.17m x 3.73m)

UPVC window to front aspect, double panel radiator.

**Shower Room**

7' 1" x 4' 0" (2.16m x 1.22m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, integral sink unit with mixer tap and tiled surrounds, chrome heated towel rail, composite floor covering, oversized screened shower enclosure with independent shower unit fitted over, extractor.



**Sitting Room**

17' 5" x 12' 2" (5.31m x 3.71m)

Double panel radiator, central feature fireplace with inset electric Living Flame Coal effect fire, TV point, telephone point, French doors to

**Conservatory**

22' 5" x 7' 11" (6.83m x 2.41m)

Of brick based and UPVC double glazed construction, vaulted ceiling, reinforced glazed roofing, composite flooring, bi-fold doors accessing garden terrace to the rear.

**Bedroom 2**

10' 11" x 10' 0" (3.33m x 3.05m)

Double panel radiator, composite flooring integral double doors to **Conservatory**.

**Outside**

There is an extensive lawned frontage with a re-laid paved pathway and gravel borders, a covered bin store, a selection of rose beds and ornamental shrubs. There is a **Single Garage** with power and a double parking space positioned to the front. Gated access extends to the rear garden which is landscaped and pleasantly arranged measuring approximately 51' 2" x 32' 10" (15.60m x 10.01m) with an extensive paved seating area, shaped lawns, borders laid to slate beds and a central circular paved seating area, heavily stocked flower and shrub borders with a selection of ornamentals, a small shed and the garden is enclosed by a combination of panel fencing offering a good degree of privacy.

**Agent Note**

The bungalow is centrally positioned within a two minute walk from the village centre, shops and services. It is within easy access to major transport links and located two miles from Huntingdon town.

**Tenure**

Freehold  
Council Tax Band - C

