



Colebrook Road, Huntingdon PE29 1DF

OIEO £315,000

- Linden Homes Built Property
- Three Good Sized Bedrooms
- En Suite To Principal Bedroom
- Fitted Kitchen/Dining Room
- Two Car Driveway
- Garaging
- Garden
- Convenient Town Centre Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	92	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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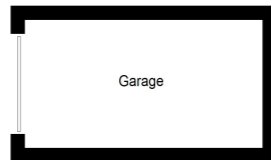
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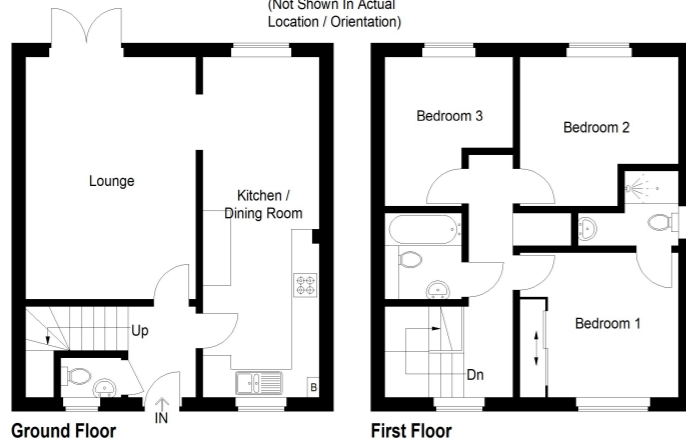
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Approximate Gross Internal Area
92.5 sq m / 996 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 106.7 sq m / 1149 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor

First Floor

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. (ID964102)
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Integral Entrance Canopy Over

Glazed panel door to

Entrance Hall

7' 7" x 4' 5" (2.31m x 1.35m)

Stairs to the first floor, LVT flooring, single panel radiator, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, single panel radiator, LVT flooring, UPVC window to front aspect.

Kitchen/Dining Room

24' 1" x 7' 10" (7.34m x 2.39m)

A light, open plan, double aspect contemporary space with UPVC windows to front and rear, fitted in a range of base and wall mounted cabinets with complimenting work surfaces, upstands and extensive tiling, drawer units and pan drawers, integral electric oven and gas hob with extractor unit fitted above, single drainer one and a half bowl stainless steel sink unit and directional mixer tap, gas fired central heating boiler serving hot water system and radiators, under unit lighting, radiator, contemporary laminate floor covering, open access to

Sitting Room

17' 0" x 11' 9" (5.18m x 3.58m)

French doors accessing garden terrace to the rear, double panel radiator and single panel radiator, TV point, telephone point.

First Floor Galleried Landing

Single panel radiator, access to boarded loft space with loft ladder, UPVC window to front aspect, airing cupboard housing pressurised water system and shelving.

Family Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, chrome heated towel rail, extractor, panel bath with folding screen and hand mixer shower, extensive tiling.

Principal Bedroom

11' 2" x 10' 2" (3.40m x 3.10m)

UPVC window to front aspect, single panel radiator, wardrobe range with hanging and shelving, inner access to

En Suite Shower Room

7' 6" x 5' 5" (2.29m x 1.65m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, tiling, vanity mirror, shaver point, extractor, UPVC window to side aspect, screened oversized shower enclosure with independent shower fitted over, composite floor covering.

Bedroom 2

11' 2" x 10' 5" (3.40m x 3.17m)

UPVC window to rear aspect, radiator.

Bedroom 3

10' 7" x 9' 1" (3.23m x 2.77m)

Single panel radiator, UPVC window to garden aspect to the rear.

Outside

The rear garden has an extensive paved terrace, areas of lawn and cobbled borders, lighting and tap, the garden enclosed by a combination of panel fencing and offers a reasonable degree of privacy. The driveway gives provision for two vehicles accessing the **Single Garage** with up and over door, power and lighting. The property benefits from a solar panel system.

Agents Note

There is a maintenance charge of £95.97 paid bi-annually

Tenure

Freehold

Council Tax Band - C



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