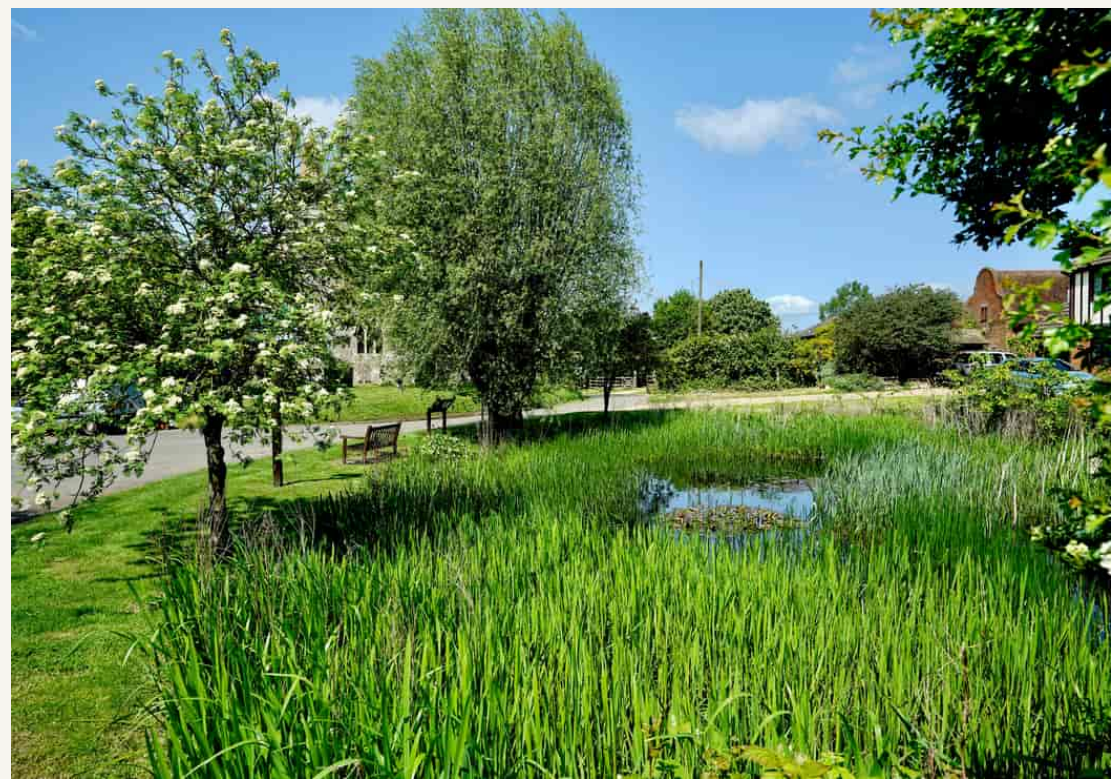


THE OLD FORGE

MAIN STREET • UPTON • PE28 5YB





THE OLD FORGE

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- Well Appointed Family Residence
- Two Generous Reception Rooms And Conservatory
- En Suite To Principal Bedroom
- Stunning Gardens Of A Third Of An Acre
- Extended Accommodation
- Re-Fitted Kitchen And Utility Room
- Adjoining Double Garage
- Appealing Semi Rural Village Location

The Old Forge is a lovely, extended detached family home within this desirable semi rural village location. The house is well appointed with re-fitted kitchen and utility room and three generous reception rooms. There is an adjoining double garage and an amazing garden approaching a third of an acre. Ample parking and privacy.

**Peter
Lane** &
PARTNERS
—EST 1990—
Town & Country

£550,000

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RECESSED PILLARED ENTRANCE PORCH TO

Port hole stained glass panel door to

ENTRANCE HALL

15' 4" x 6' 7" (4.67m x 2.01m)

Open tread stairs to first floor with understairs recess, radiator, fixed display shelving, coving to ceiling.

CLOAKROOM

6' 7" x 4' 2" (2.01m x 1.27m)

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, UPVC window to side aspect, single panel radiator, coats hanging area, access to loft space, coving to ceiling. wall mounted oil fired central heating boiler (recently serviced) serving hot water system and radiators.

KITCHEN/BREAKFAST ROOM

15' 9" x 10' 6" (4.80m x 3.20m)

Beautifully re-fitted in a range of sage Shaker style base and wall mounted cabinets with complementing granite work surfaces and up-stands and granite sills, inset one and a half bowl sink unit with mono bloc mixer tap, drawer units, pan drawers, two stool breakfast bar, fixed display shelving, under unit lighting, two UPVC windows to garden aspect, shelved larder units, integral stainless steel electric oven, integral combination microwave, induction hob, recessed lighting, coving to ceiling, composite floor covering.





UTILITY ROOM/BOOT ROOM

9' 11" x 7' 6" (3.02m x 2.29m)
 Fitted in a range of sage Shaker style base and wall mounted cabinets with complementing work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces incorporating space for fridge freezer, plumbing for automatic dishwasher and automatic washing machine, space for tumble dryer, larder unit, double panel radiator, coats hanging area, access to loft space, UPVC window and door to side aspect, coving to ceiling, recessed lighting, water softener, composite floor covering.

SITTING ROOM

14' 5" x 13' 5" (4.39m x 4.09m)
 A double aspect room with UPVC bow window to front aspect and UPVC window to side, wall light points, TV point, telephone point, coving to ceiling, oiled Oak flooring, open access to

DINING ROOM

12' 1" x 10' 8" (3.68m x 3.25m)
 UPVC window to side aspect, double panel radiator, coving to ceiling, oiled Oak flooring, sliding double glazed patio doors to

CONSERVATORY

12' 4" x 11' 10" (3.76m x 3.61m)
 Of brick based UPVC double glazed construction, double panel radiator, French doors accessing garden terrace to the rear, vaulted ceiling with reinforced glazed roofing, ceiling fan light, ceramic tiled flooring with electric underfloor heating.

FIRST FLOOR GALLERIED LANDING

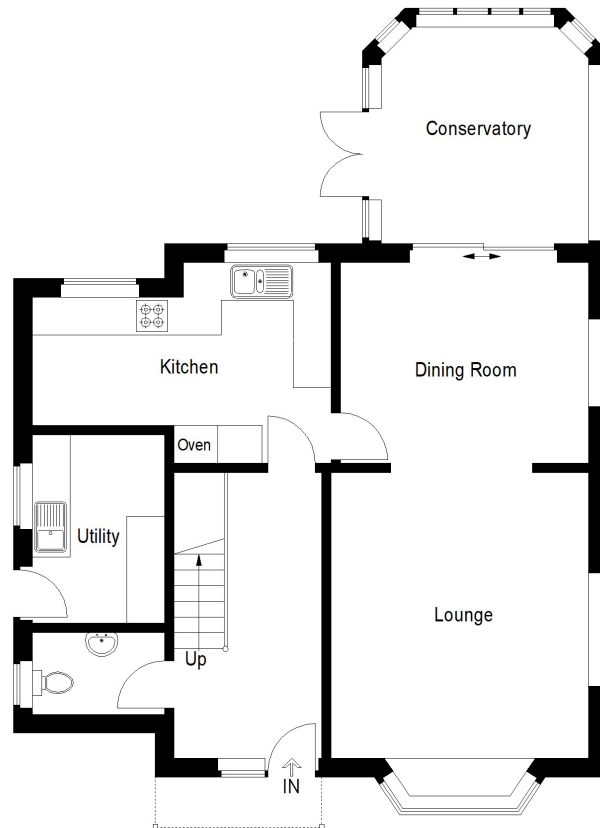
Single panel radiator, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

PRINCIPAL BEDROOM

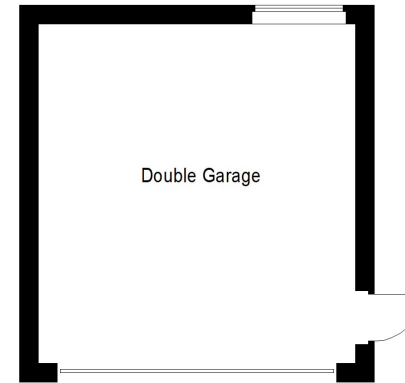
13' 3" x 12' 0" (4.04m x 3.66m)
 UPVC window to rear aspect, single panel radiator, extensive wardrobe range with hanging and shelving, coving to ceiling.



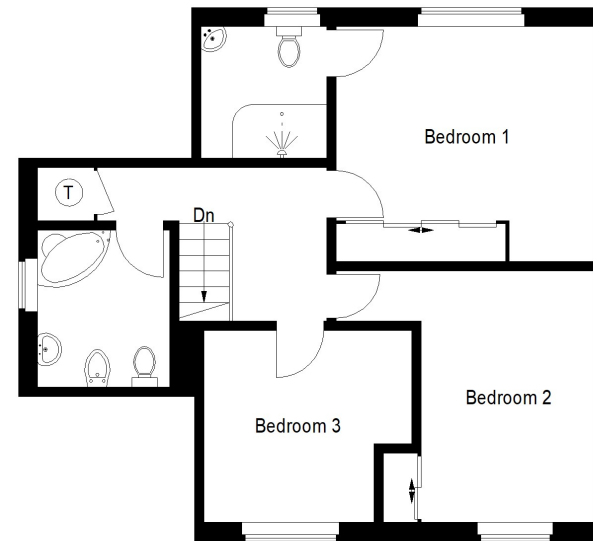
Approximate Gross Internal Area
139.4 sq m / 1500 sq ft
Double Garage = 27.9 sq m / 300 sq ft
Total = 167.3 sq m / 1800 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



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. (ID967362)
Housepix Ltd

EN SUITE SHOWER ROOM

7' 7" x 6' 9" (2.31m x 2.06m)

UPVC window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, oversized screened shower enclosure with independent shower unit fitted over, extensive tiling, recessed lighting, extractor, chrome heated towel rail, thermostatically controlled electric wall heater, vinyl floor covering.

BEDROOM 2

13' 3" x 13' 1" (4.04m x 3.99m)

UPVC window to front aspect, wardrobe with hanging and shelving.

BEDROOM 3

9' 3" x 8' 11" (2.82m x 2.72m) plus wardrobe recess

Single panel radiator, UPVC window to front aspect, wardrobe recess, fixed display shelving, fitted desk unit.

FAMILY BATHROOM

8' 6" x 6' 9" (2.59m x 2.06m)

Fitted in a four piece suite comprising low level WC, bidet, pedestal wash hand basin with mixer tap, corner bath with hand mixer shower, UPVC window to side aspect, shaver light point, radiator incorporating towel rail, access to loft space, Creda electric wall heater, recessed lighting, extractor, vinyl flooring.

OUTSIDE FRONT

The property has a large mature frontage with parking provision for five vehicles, well tended areas of lawn with timber edged constructed planters stocked with flowers and herb beds, a selection of ornamental trees and gated access extending to the rear. The garden is enclosed by established Hornbeam hedging. The **Double Garage** measures 18' 4" x 17' 1" (5.59m x 5.21m) with power, lighting, UPVC door and window to rear, single up and over door. There is ladder access to a boarded loft space.

OUTSIDE

The overall plot extends to approximately a third of an acre subdivided into three main areas. The immediate gardens have an extensive timber decked terrace, pergola with established climbers enclosed by balustrade, pleasant areas of lawn and well tended timber edged borders with a large selection of ornamental shrubs, rose beds and evergreen trees, outside lighting, a lovely **Summer House** over looks the pond which is stocked with a range of water plants with central fountain feature, a cast iron rose arch extends to the rear boundary and an area to the side of the garden has a well stocked herb bed, green house and bin store.

OUTSIDE REAR

The gardens are private and mature with a woodland path leading to the rear boundary which is left wild for pollinating insects with a range of wild flowers and natural grasses. There is an additional area of wildlife garden to the rear measuring approximately 70' 0" x 35' 0" (21.34m x 10.67m) with pathways cut through wild grasses and flowers incorporating a pleasant orchard with a selection of apple, pear and cherry trees, there is a small potting shed positioned to the rear and pond. This part of the garden is enclosed by established natural hedgerows and trees. There is a centralised irrigation system serving connected. A five bar gate accesses the adjoining allotment plot with fruit cages and timber edged vegetable preparation beds, two taps, one mains water and the other reclaimed water from a water harvesting system.

TENURE

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Council Tax Band - E
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EST 1990
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