

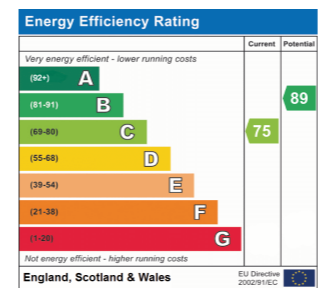


Brick-Kilns, Godmanchester PE29 2LS

OIEO £270,000



- End Terrace Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cloakroom And Family Bathroom
- Garage And Parking Provision
- Rear Garden With Log Cabin
- Popular Location



**Peter Lane & PARTNERS**  
EST 1990

Huntingdon  
60 High Street  
Huntingdon  
01480 414800

Kimbolton  
24 High Street  
Kimbolton  
01480 860400

St Neots  
32 Market Square  
St. Neots  
01480 406400

Mayfair Office  
Cashel House  
15 Thayer St, London  
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

## Brick Kilns Godmanchester Huntingdon, PE29 2LS

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft  
Garage = 13.7 sq m / 147 sq ft  
Total = 92.0 sq m / 990 sq ft



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. (ID1030023)  
Housepix Ltd

Peter Lane & Partners  
EST 1996

## UPVC Fan Light Panel Door To

### Entrance Hall

4' 11" x 4' 5" (1.50m x 1.35m)

Coats hanging area, radiator with decorative cover, stairs to first floor, part vaulted ceiling, coving to ceiling, laminate flooring.

### Cloakroom

5' 5" x 4' 3" (1.65m x 1.30m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, extensive tiling, single panel radiator, fuse box and master switch, UPVC window to front aspect, laminate flooring.

### Sitting Room

16' 9" x 12' 6" (5.11m x 3.81m)

UPVC window to front aspect, double panel radiator, dado rail, TV point, telephone point, coving to ceiling, understairs recess, laminate flooring, internal bi-folds access

### Dining Room

10' 6" x 8' 2" (3.20m x 2.49m)

UPVC sliding double glazed patio doors to rear aspect, double panel radiator, coving to ceiling, laminate flooring.

### Kitchen

10' 8" x 7' 11" (3.25m x 2.41m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, drawer units, single drainer stainless steel sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, single panel radiator, integral electric oven and ceramic hob with suspended extractor unit fitted above, fixed shelving, under unit lighting, recessed lighting, vinyl flooring.

### First Floor Landing

Access to insulated loft space, airing cupboard with shelving.

### Bedroom 1

16' 9" x 8' 6" (5.11m x 2.59m)

Two UPVC windows to front aspect, wardrobe recess with hanging and shelving, radiator, coving to ceiling.

### Bedroom 2

9' 10" x 9' 6" (3.00m x 2.90m)

UPVC window to rear aspect, single panel radiator, coving to ceiling.

### Bedroom 3

7' 7" x 6' 7" (2.31m x 2.01m)

UPVC window to rear aspect, single panel radiator, coving to ceiling.

### Family Bathroom

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, UPVC window to side aspect, recessed lighting,, coving to ceiling, composite flooring.

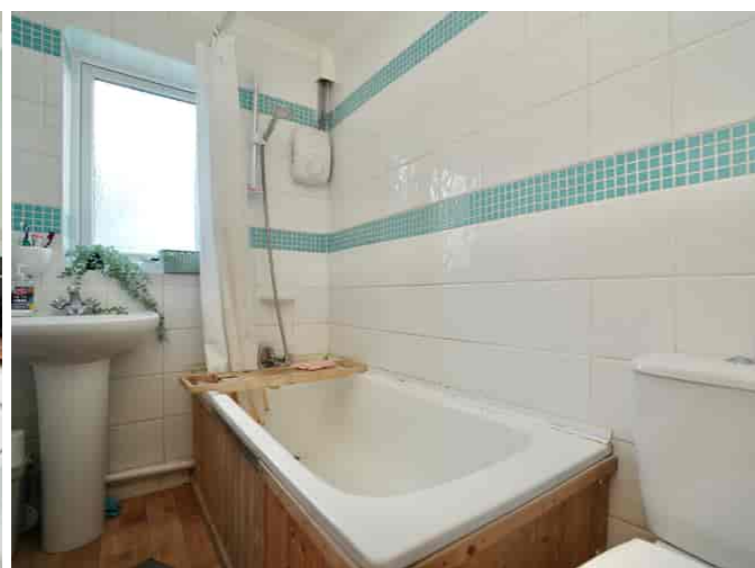
### Outside

The front garden is open plan lawn and there is parking available to the front. There is a **Single Garage** positioned en bloc with up and over door with parking for one vehicle. The rear garden is beautifully arranged with a composite decked seating area, edged lawns and prepared borders, outside tap and lighting. The garden is enclosed by a combination of panel fencing with gated access to the front. There is a fabulous **Log Cabin** measuring 10'4" x 8' (3.45m x 2.44m), this versatile space offers a multitude of uses with double doors and windows to two aspects and composite flooring, an ideal gym or working from home space.

### Tenure

Freehold

Council Tax Band - C



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.