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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, shapes and compass bearings before making any decisions reliant upon them. (ID1165366)

Housepix Ltd





- Stunning Extended Family Home
- Re-Fitted Kitchen/Breakfast Room
- En Suite, Shower Room And Family Bathroom
- Landscaped Gardens With Bar And Cabin
- Popular Estate Location
- Five Bedrooms And Study
- Contemporary Open Plan Living Space
- Fabulous Family Sized Accommodation
- Single Garaging

Composite Glazed Panel Door To

Entrance Hall

15' 7" x 6' 0" (4.75m x 1.83m)  
Stairs to first floor, understairs storage cupboard, single panel radiator, ceramic tiled flooring.

Sitting Room

23' 11" x 14' 3" maximum (7.29m x 4.34m)  
Incorporating **Dining Area**. A light, open plan double aspect room with UPVC windows to front aspect and French doors accessing covered garden terrace to the rear, decorative panel work, TV point, telephone point, two radiators, part laminate flooring, glazed internal door to

Kitchen/Breakfast Room

16' 7" x 15' 3" (5.05m x 4.65m)  
Re-fitted in a range of Shaker style grey toned base and wall mounted cabinets with complementing Quartz work surfaces and up-stands, glass fronted display cabinets, French doors and window to garden terrace, integral double electric oven and microwave, five ring gas burner with bridging unit and extractor fitted above, drawer units and pan drawers, integrated automatic dishwasher, wine cooler, peninsular breakfast bar, space for fridge freezer, plumbing for automatic washing machine, recessed lighting, ceramic tiled flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, decorative panel work, UPVC window to side aspect, single panel radiator, ceramic flooring.

Study

7' 0" x 7' 0" (2.13m x 2.13m)  
Single panel radiator, UPVC window to front aspect.

First Floor Landing

Single panel radiator, stairs to second floor, double airing cupboard housing pressurised water system and shelving.

Family Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)  
Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, double panel radiator, panel bath with folding shower screen, mixer tap and multi head shower unit, Dolphin boarding, UPVC window to rear aspect, Extractor, porcelain floor tiling.

Bedroom 2

13' 9" x 9' 9" (4.19m x 2.97m)  
French doors to Juliette balcony to front aspect, radiator.

Bedroom 3

11' 0" x 10' 11" (3.35m x 3.33m)  
UPVC window to front aspect, double panel radiator, extensive wardrobe range with hanging and shelving.

Bedroom 4

11' 1" x 9' 3" (3.38m x 2.82m)  
UPVC window to rear aspect, single panel radiator, extensive wardrobe range with hanging and storage.

Bedroom 5

13' 0" x 6' 8" (3.96m x 2.03m)  
UPVC window to rear aspect, single panel radiator.

Shower Room

6' 6" x 5' 9" (1.98m x 1.75m)  
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, single panel radiator, shaver point, UPVC window to front aspect, oversized screened shower enclosure with multi head shower unit fitted over, Dolphin boarding, porcelain floor tiling.

Second Floor

Accessing

Principal Bedroom

20' 3" x 13' 4" (6.17m x 4.06m)  
Covering the full extent of the second floor with eaves storage space, Velux windows to front and rear aspects, TV point, recessed lighting, double panel radiator.

\*There are currently no building regulations in place for the loft conversion. These are being sought retrospectively.

En Suite Shower Room

7' 3" x 7' 3" (2.21m x 2.21m)  
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, shaver point, panel bath with folding screen and hand mixer shower, recessed lighting, extractor, chrome heated towel rail.

Outside

To the front the gardens are landscaped finished in Astro and enclosed by timber sleepers. The driveway is sufficient for two large vehicles with outside lighting. The rear garden is neatly arranged and landscaped with an extensive paved terrace finished in Indian sandstone, a covered terrace with double poly carbonate roofing, outside lighting, area of Astro, outside tap and power, outside bar measuring 23' 4" x 9' 9" (7.11m x 2.97m) and houses the Hot Tub, Bar Area with decking, A Cabin measuring 13' 1" x 7' 3" (3.99m x 2.21m) . The gardens are private, enclosed by panel fencing and are not directly overlooked. There is a **Single Garage** with power, lighting and private door to the rear.

Tenure

Freehold  
Council Tax Band - E

