



Huntingdon branch: 01480 414800  
www.peterlane.co.uk Web office open all day every day

Huntingdon St Neots Kimbolton Mayfair Office

Tel : 01480 414800 Huntingdon  
60 High Street  
St. Neots  
32 Market Square  
24 High Street  
Kimbolton  
15 Thayer St, London  
Tel : 01480 406400  
Tel : 0870 112 7099



## 1 Church Cottage, Green Lane, Upton PE28 5YE Guide Price £600,000

- Individual Extended Family Home
- Stunning Open Plan Kitchen/Family Room
- Home Office/Gym
- Large Mature And Private Garden
- Four Bedrooms
- High Standard Of Presentation Throughout
- Desirable Village Location
- Stunning Open Field And Church Views



### Glazed Composite Front Door To

#### Reception Hall

Under stairs storage cupboard with lighting, stairs to first floor, vertical contemporary radiator, composite floor covering.

#### Cloakroom

Re-fitted in a two piece reproduction suite comprising high level WC, pedestal wash hand basin, free-standing cast iron radiator, extractor, extensive ceramic tiling, UPVC window to front aspect.

#### Sitting Room

19' 0" x 15' 9" (5.79m x 4.80m)

A light contemporary double aspect room with UPVC windows to two front aspects, UPVC stable door to front, TV point, telephone point, two radiators with decorative covers.

#### Kitchen/Dining/Family Room

26' 7" x 22' 8" (8.10m x 6.91m)

A stunning open plan contemporary space the kitchen is fitted in a range of Shaker style cabinets with complementing Oak butchers block work surfaces and contemporary tiling, inset Belfast sink unit with mixer tap with Quartz work surface, drawer units, pan drawers, recessed lighting, extractor, integral Neff appliances incorporating twin electric Neff ovens, integral induction Elica hob with self extractor, integral Bosch fridge freezer, central island work station with further drawer units and six stool breakfast bar, integral wine rack, recessed lighting, composite floor covering, architectural lantern lighting, twin vertical radiators, sliding double glazed patio doors to garden terrace to the rear.

#### Utility Room

5' 11" x 5' 3" (1.80m x 1.60m)

UPVC stable door to side aspect, appliance spaces, fuse box and master switch, composite flooring.

#### First Floor Galleried Landing

UPVC picture window to side aspect, radiator with decorative cover, recessed lighting, access to loft space.

#### Principal Bedroom

15' 9" x 11' 2" (4.80m x 3.40m)

A double aspect room with UPVC window to front and rear aspects, radiator.

#### Bedroom 2

15' 9" x 11' 6" (4.80m x 3.51m)

A double aspect room with UPVC windows to side and rear aspects, radiator with decorative cover.

#### Bedroom 3

9' 10" x 8' 6" (3.00m x 2.59m)

Velux window to side aspect, radiator with decorative cover.

#### Bedroom 4

10' 2" x 8' 10" (3.10m x 2.69m)

Velux window to side aspect and UPVC window to rear, double panel radiator.

#### Family Bathroom

9' 10" x 6' 3" (3.00m x 1.91m)

Fitted in a four piece contemporary white suite comprising vanity wash hand basin with mixer tap, low level WC, free standing double ended Bateau bath with wall mounted mixer tap, heated chrome towel rail, laminate flooring, recessed lighting, screened shower enclosure with independent shower unit fitted over, recessed lighting, UPVC window to rear aspect.

#### Outside

There is an extensive frontage giving parking provision for numerous vehicles primarily lawned with a selection of ornamental trees, heavily screened to the side with post and rail fencing and a five bar gate accessing the front with outside lighting and flower borders. There is a large mature and private garden with stunning open field views enclosed by mature boundaries and measuring approximately 65' 7" x 39' 4" (19.99m x 11.99m) primarily lawned with timber edged planters and a seating area enclosed by post and rail fencing with trellis work, there is a **Barn** offering an ideal working from home space insulated with power and lighting measuring 12' 10" x 6' 11" (3.91m x 2.11m) with laminate flooring, access to loft space and picture window to rear aspect. The gardens extend to the side with a further timber shed and poly carbonate oil tank, electric car charger and gated access to the front.

#### Tenure

Freehold

Council Tax Band - F

Town-and-country

