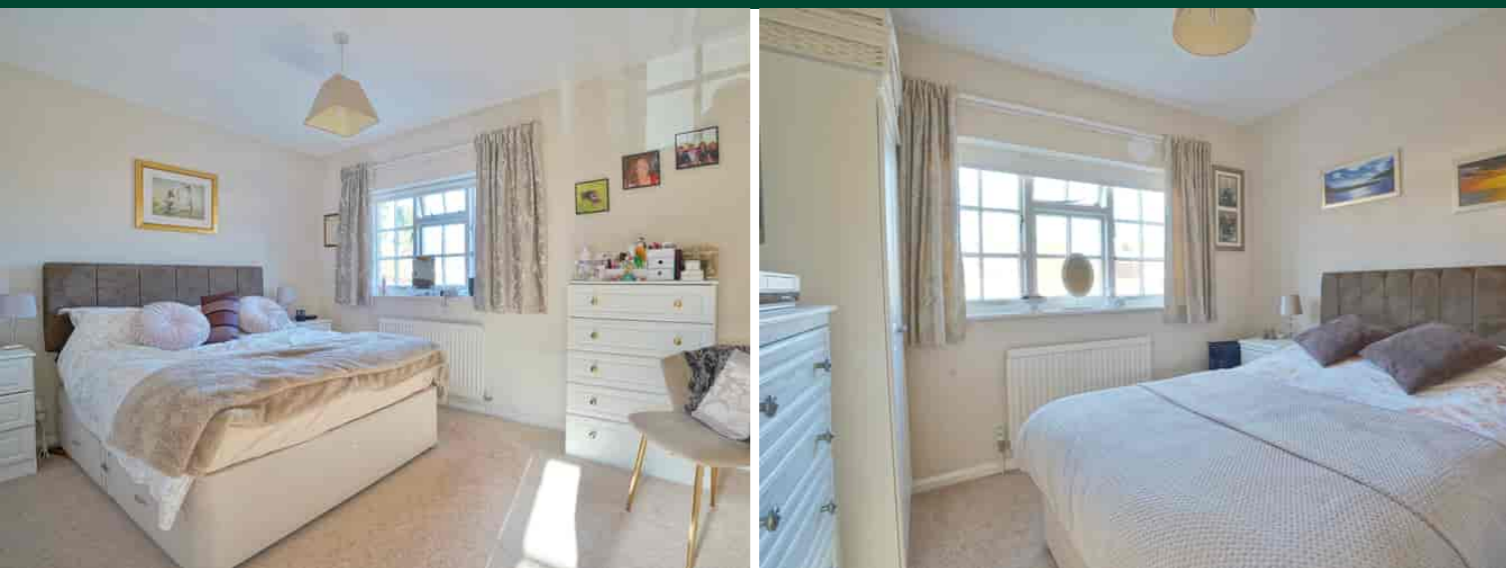


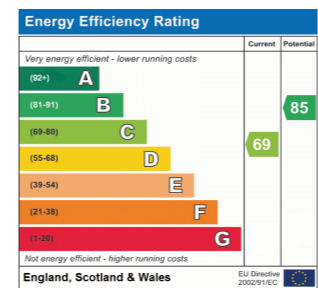


Maytrees, St Ives PE27 5WZ

£350,000



- Detached Family Home
- Three Bedrooms
- Living Dining Room
- Conservatory
- Immaculately Presented Kitchen/Breakfast Room
- Cloakroom
- Good Sized Rear Garden
- Single Garage
- Highly Sought After Location
- Conveniently Located To Guided Bus Route



Huntingdon  
60 High Street  
Huntingdon  
01480 414800

Kimbolton  
24 High Street  
Kimbolton  
01480 860400

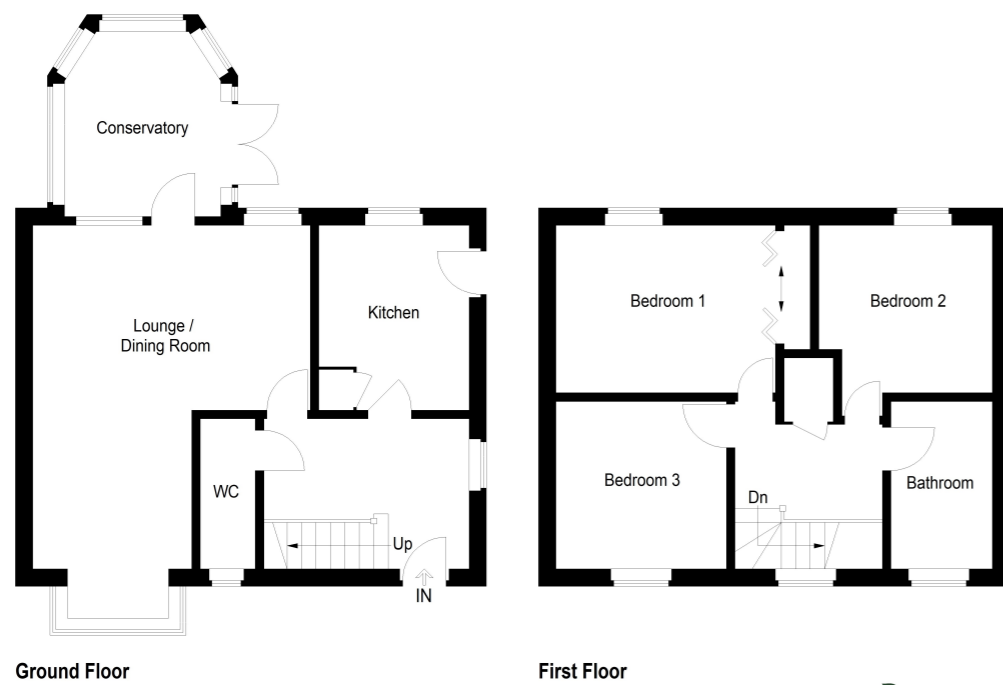
St Neots  
32 Market Square  
St. Neots  
01480 406400

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



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. (ID1025224)  
Housepix Ltd



## Timber And Glazed Door To

### Entrance Hall

Window to side aspect, radiator, coats hanging area, under stairs storage cupboard, stairs to first floor, laminate flooring.

### Cloakroom

Window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, laminate flooring.

### living/Dining Room

16' 5" x 15' 8" (5.00m x 4.78m)

A double aspect room with box bay window to front aspect and window to rear, two radiators, door to

### Conservatory

10' 6" x 9' 0" (3.20m x 2.74m)

Double glazed windows overlooking garden, ceiling fan, radiator, door to garden, tiled flooring.

### Kitchen/Breakfast Room

Window to rear aspect and door to side, fitted in a range of base, drawer and wall mounted units, complementing work surfaces, island unit/breakfast bar, single drainer sink unit with mixer tap, integrated electric oven and hob, space and plumbing for washing machine, radiator, wall mounted gas fired central heating boiler serving hot water system and radiators.

### First Floor Landing

Window to front aspect, access to loft space.

### Bedroom 1

12' 6" x 9' 5" (3.81m x 2.87m)

Window to rear aspect, radiator, built in wardrobe with hanging and shelving.

### Bedroom 2

9' 8" x 9' 4" (2.95m x 2.84m)

Window to rear aspect, radiator.

### Bedroom 3

9' 7" x 7' 0" (2.92m x 2.13m)

Window to front aspect, radiator.

### Family Bathroom

Window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer shower over, complementing tiling, radiator, tiled flooring.

### Outside

The front garden is laid to lawn with side gated access leading to the rear garden which is laid to lawn with borders and fully enclosed. There is a personal door to the **Single Garage** with up and over door and off road parking for two vehicles.

### Tenure

Freehold

Council Tax Band - D

