



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. (D966842)



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24 High Street	Cashel House	15 Thayer St, London	Tel : 0870 112 7099
Mayfair Office			



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- Non Estate Detached Property
- Living Room And Dining Room
- Generous Rear Garden
- Walking Distance To Village Primary School
- Four Bedrooms
- Cloakroom
- Detached Double Garage
- Conveniently Located For St Ives Golf Club



Composite Double Glazed Door To

Entrance Hall

Radiator, stairs to first floor, laminate flooring.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin, heated towel rail, laminate flooring.

Living Room

20' 0" x 12' 3" (6.10m x 3.73m)

A triple aspect room with double glazed box bay window to front aspect, double glazed window to side and double glazed window to rear, coving to ceiling, two radiators, central feature stone fireplace with inset gas fire.

Dining Room

13' 0" x 9' 7" (3.96m x 2.92m)

Double glazed window and double glazed French doors to rear, coving to ceiling, radiator, under stairs storage cupboard, laminate flooring, double internal doors to

Kitchen

10' 7" x 9' 3" (3.23m x 2.82m)

Double glazed window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit, space and plumbing for washing machine, space for fridge freezer, integrated electric oven and gas hob with cooker hood over, concealed wall mounted central heating boiler, tiled flooring.

First Floor Galleried Landing

Double glazed window to rear aspect, radiator, access to loft space.

Bedroom 1

12' 3" x 12' 3" (3.73m x 3.73m)

A double aspect room with double glazed windows to front and side aspects, two double built in wardrobes with hanging and shelving, radiator.

Bedroom 2

10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to rear, wardrobe with mirror sliding doors, radiator.

Bedroom 3

12' 3" x 8' 3" (3.73m x 2.51m)

Double glazed window to rear, double built in wardrobe, radiator.

Bedroom 4

9' 3" x 9' 0" (2.82m x 2.74m)

Double glazed window to front, radiator, built in wardrobe.

Family Bathroom

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, 'P' shaped panel bath with mixer tap hand shower over and shower screen, heated towel rail, recessed down lighters.

Outside

To the front of the property the drive way provides off road parking for three vehicles leading to the **Double Garage** measuring 16' 7" x 15' 7" (5.05m x 4.75m) with twin up and over doors, power, lighting, window to rear and personal door to rear. The front garden is landscaped with decorative stone beds, green house, laid to lawn and outside lighting, The rear garden is laid to lawn with mature shrubs, patio area and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - E

