

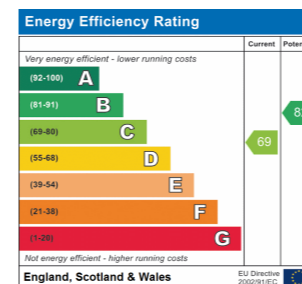


42 Coxons Close, Huntingdon PE29 1TS

Guide Price £315,000



- Thoughtfully Extended Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Landscaped Gardens
- Two/Three Car Driveway
- Tandem Garaging
- Convenient Town Centre Location
- No Forward Chain



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

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft
Garage / Shed = 37.0 sq m / 398 sq ft
Total = 140.0 sq m / 1507 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. (ID989259)
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Integral Storm Canopy Over

UPVC double glazed front door to

Entrance Hall

Double panel radiator, UPVC window to front aspect.

Inner Hall

Stairs to first floor, coats hanging area, double panel radiator, central heating thermostat.

Shower Room

8' 6" x 4' 3" (2.59m x 1.30m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, double panel radiator, oversized screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, shaver light point, extensive tiling, UPVC window to front aspect.

Kitchen/Dining Room

18' 1" x 15' 5" (5.51m x 4.70m)

A light double aspect room with UPVC windows to side and rear aspects, UPVC door to garden terrace to the rear, large understairs storage cupboard, appliance spaces, fitted in a range of base and wall mounted units with work surfaces, tiling and tongue and groove panel work, additional under stairs storage cupboard, double panel radiator, single drainer stainless steel sink unit with mixer tap, drawer units, pan drawers, vinyl floor covering.

Sitting Room

17' 0" x 11' 2" (5.18m x 3.40m)

A double aspect room with UPVC window to front and UPVC French doors to **Conservatory**, TV point, telephone point, double panel radiator, central feature fireplace with inset Living Flame coal effect gas fire, panel work, coving to ceiling.

Conservatory

11' 10" x 9' 10" (3.61m x 3.00m)

Of brick based UPVC double glazed construction with UPVC French doors to garden aspect and UPVC windows to rear, wall mounted electric convection heater, double panel radiator, vinyl floor covering.

First Floor Landing

Access to insulated loft space, panel work, UPVC window to garden aspect.

Bedroom 1

11' 10" x 11' 2" (3.61m x 3.40m)

UPVC window to front aspect, single panel radiator, coving to ceiling, cupboard storage.

Bedroom 2

11' 2" x 11' 2" (3.40m x 3.40m)

UPVC window to front aspect, single panel radiator, walk in cupboard with hanging and shelving, over-stairs airing cupboard housing hot water cylinder and wall mounted gas fired central heating boiler.

Bedroom 3

9' 6" x 7' 7" (2.90m x 2.31m)

UPVC window to rear aspect, single panel radiator, a selection of furniture incorporating wardrobe units, overbed bridging units and bedside drawers.

Family Bathroom

8' 6" x 5' 3" (2.59m x 1.60m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with folding shower screen and independent shower unit fitted over, full ceramic tiling, double panel radiator, UPVC window to rear aspect, coving to ceiling.

Outside

To the front there is a pleasant area of lawn stocked with a selection of evergreen and deciduous shrubs with evergreen mature hedging to the side. The front is enclosed by low brick walling and wrought iron gates. There is an extensive brick paved driveway giving provision for up to four vehicles accessing the **Oversized Garaging** measuring 8.2m (26' 11") in length with power, lighting and private door to the side. The rear garden is pleasantly arranged and landscaped with an extensive brick paved terrace and seating area, shaped lawns, stocked flower and shrub borders with a selection of ornamental shrubs and trees enclosed by mature boundaries and offers a good degree of privacy, a large timber barn/shed incorporating **Workshop** measuring 24' 3" x 7' 10" (7.39m x 2.39m) with power and lighting.

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

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