

## Directions

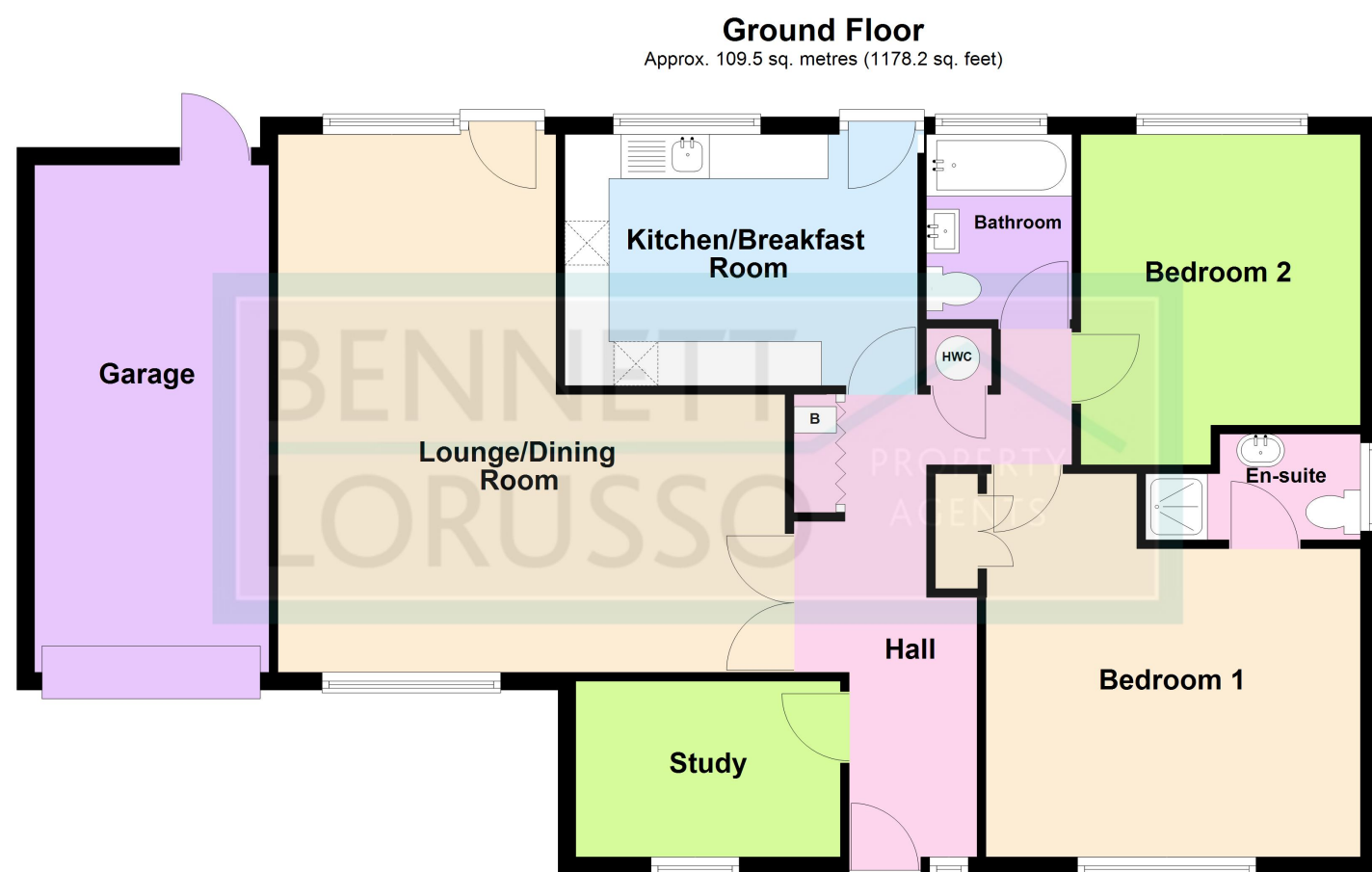
PE28 0DG.

## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Tel: 01480 211777**  
[www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

**BENNETT  
LORUSSO** PROPERTY  
AGENTS



3 Glebe Road, Perry, Huntingdon, Cambridgeshire. PE28 0DG.

**£400,000**

A mature and spacious three bedroomed detached bungalow, well situated in this highly regarded lakeside village. Enjoy a slower pace of life with some picturesque walks, a great community and good facilities including a popular pub with quality food. The well planned accommodation includes a generously sized living/dining room, kitchen/breakfast room with access to the rear garden, main bathroom and an en-suite shower room. Outside, there is driveway parking, an oversized garage and a private rear garden. A great opportunity to re-style your long term home, call us to view.



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)

17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
Tel: 01480 211777. [www.bennettlorusso.co.uk](http://www.bennettlorusso.co.uk)



Ground Floor

**Entrance Hall** Double glazed front door and side light, radiator, airing cupboard, access to the loft space, double cupboard housing the oil fired boiler and consumer unit.

**Bedroom Three/Study** 3.0m x 2.0m (9' 10" x 6' 7") Double glazed window to the front, radiator.

**Bedroom Two** 3.30m x 3.17m (10' 10" x 10' 5") Radiator, secondary glazed window to rear.

**Bedroom One** 4.25m x 3.5m (13' 11" x 11' 6") Double glazed window to front, radiator, double built-in wardrobe, door to:

**En-suite Shower Room** Three piece coloured suite comprising a fully tiled shower enclosure with a mixer shower, wash hand basin and WC, fully tiled walls, window and radiator.

**Main Bathroom** Three piece coloured suite incorporating a panelled bath, wash hand basin and WC, fully tiled walls, radiator, shaver point and light, window.

**Kitchen/Breakfast Room** 4.0m x 2.85m (13' 1" x 9' 4") A range of fitted cupboards, double drainer stainless steel sink, plumbing for washing machine, fridge/freezer space, fully tiled walls, radiator, central heating timer, window and door to the rear garden.

**Living/Dining Room** 6.10m x 5.75m max 'L' shape (20' 0" x 18' 10") Full length window and fully glazed door to the rear garden, two radiators, TV aerial point, serving hatch, double glazed window to the front.

Outside

**Front** Large, open plan and laid to lawn, various shrubs.

**Garage** 5.75m x 2.66m (18' 10" x 8' 9") With up and over door, power and lighting, roof storage, personal door to rear.

**Rear Garden** Private, enclosed and laid to lawn, plant and shrub borders, conifer screening, patio, oil tank, timber shed, side access.

**Notes** Freehold.  
Vacant - no chain.  
Council tax band - D £2377.89 pa.

