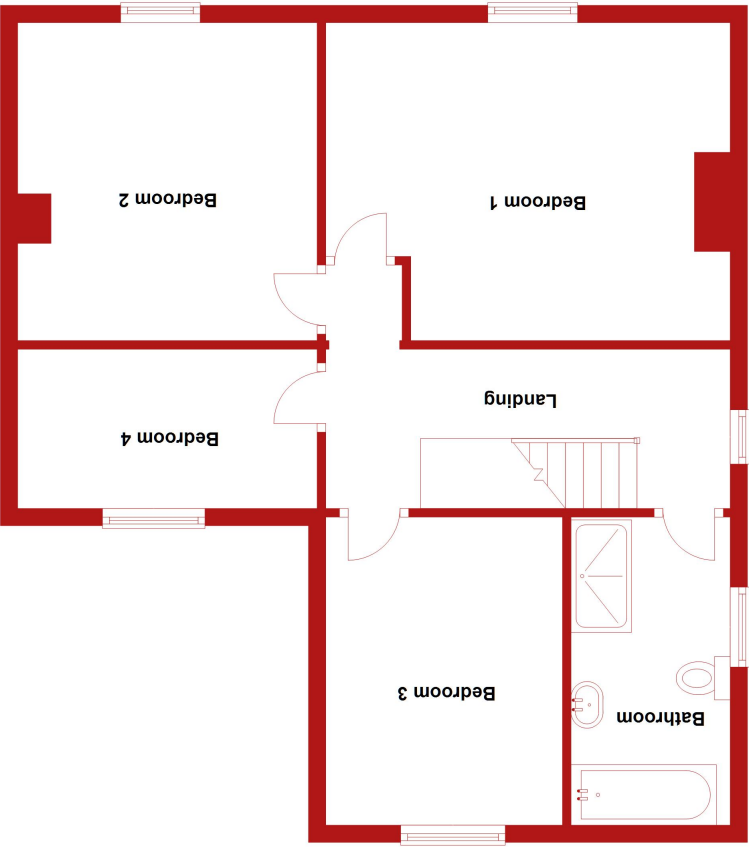


Ground Floor
Approx. 72.1 sq. metres (776.1 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.0 sq. feet)



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

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



- Fantastic Detached Character Home
- Living Room, Family Room And Study
- Kitchen / Breakfast Room
- Driveway Parking
- Walking Distance Of Amenities

- Four Good Sized Bedrooms
- Multi Fuel Stove & Open Fireplace
- Cloak Room And Workroom/Pantry
- Corner Plot



Timber Glazed Door To

Reception Hall

Stairs to first floor, radiator, wooden flooring.

Living Room

14' 10" x 10' 6" (4.52m x 3.20m)

A double aspect room with double glazed windows to side and rear aspects, central fire place with inset solid fuel stove, radiator, wooden flooring.

Family Room

11' 11" x 11' 8" (3.63m x 3.56m)

Double glazed sash window to front aspect, radiator, central open fire place with open grate, wooden flooring.

Study

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed sash window to front aspect, radiator, wooden flooring.

Work Room/Pantry

6' 1" x 3' 11" (1.85m x 1.19m)

Double glazed window to side aspect, shelving, timber panel work, under stairs storage cupboard, brick flooring.

Kitchen/Dining Room

15' 4" x 11' 6" maximum (4.67m x 3.51m)

A triple aspect room with double glazed windows to both sides and rear, fitted in a range of base, drawer and wall mounted units with complementing work surfaces over, complementing tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for automatic washing machine and dishwasher, space for cooker with cooker hood over, radiator, tiled flooring.

Rear Lobby

Stable door to rear aspect, coats hanging area.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, wall mounted central heating boiler.

First Floor Landing

Double glazed window to side aspect, exposed floor boards.

Bedroom 1

15' 7" x 12' 0" (4.75m x 3.66m)

Double glazed sash window to front aspect, picture rail, radiator, central feature fire place, exposed floor boards.

Bedroom 2

12' 0" x 11' 9" (3.66m x 3.58m)

Double glazed sash window to front aspect, picture rail, radiator, exposed floor boards.

Bedroom 3

11' 11" x 8' 4" (3.63m x 2.54m)

Double glazed window to rear aspect, radiator, wooden flooring.

Bedroom 4

11' 9" x 6' 2" (3.58m x 1.88m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap shower attachment over, double shower cubicle with independent shower over, complementing tiling, heated towel rail.

Outside

To the front of the property is a gravel drive way providing off road parking provision. Side access leads to the side and rear gardens which are laid to lawn with mature shrubs, fruit trees, summer house and patio area.

Tenure

Freehold

Council Tax Band - E

