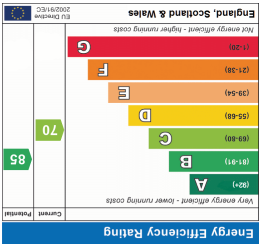


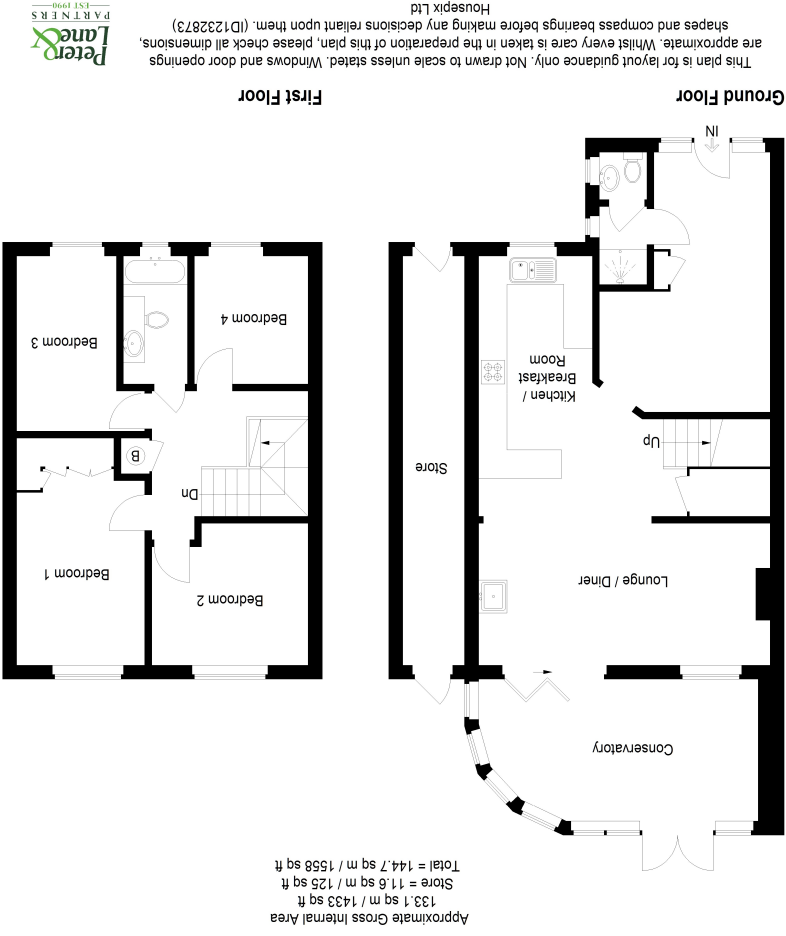
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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





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Huntingdon	60 High Street	Tel : 01480 414800
St Neots	32 Market Square	Tel : 01480 406400
Kimbolton	24 High Street	Tel : 01480 860400
Mayfair Office	Cashel House	Tel : 0870 1127099



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. (ID1232873)



- An Impressive Semi Detached Family Home
- Open Plan Living Spaces
- Ground Floor Shower Room
- Driveway Parking
- Walking Distance Of Town Centre

- Four Bedrooms
- Modern Fitted Kitchen
- Re-Fitted Family Bathroom
- Generous South Facing Rear Garden

Solid Door With Glazed Insert To

Reception Hall

18' 1" x 8' 6" (5.5m x 2.6m)

Recessed downlighters, two double glazed windows to front aspect, tiled flooring.

Shower Room

Two double glazed windows to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with shower unit over.

Lounge/Dining Room

20' 0" x 12' 10" (6.10m x 3.91m)

Recessed downlighters, double glazed bi-fold doors to **Garden Room**, central wood burning stove with tiled hearth and surround, contemporary style radiator, storage cupboard, decorative feature fireplace, wood flooring.

Kitchen/Breakfast Room

15' 5" x 7' 10" (4.7m x 2.4m)

Double glazed window to front aspect, recessed downlighters, fitted in a range of base and wall mounted cabinets with complementing work surfaces, drawer units, breakfast bar, one and a half bowl single drainer sink unit with mixer tap, space for fridge freezer, integrated electric oven and hob, dishwasher, tiled flooring.

Garden Room

19' 4" maximum x 9' 10" (5.89m maximum x 3.00m)

Double glazed windows and French doors to garden, wall mounted electric panel heater, recessed downlighters.

First Floor Landing

Storage cupboard housing gas fired central heating boiler serving hot water system and radiators.

Bedroom 1

15' 9" x 8' 10" (4.80m x 2.69m)

Double glazed window to rear aspect, a range of wardrobes providing hanging and storage, recessed downlighters, contemporary style radiator.

Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to rear aspect, recessed downlighters, contemporary style radiator.

Bedroom 3

12' 2" x 6' 11" (3.71m x 2.11m)

Double glazed window to front aspect, coving to ceiling, radiator.

Bedroom 4

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to front aspect, coving to ceiling, radiator.

Family Bathroom

Double glazed window to front aspect, re-fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, three quarter length bath with mixer tap hand shower, recessed display plinth, tiled surrounds, heated towel rail, extractor fan, recessed downlighters.

Outside

The gravel driveway provides off road parking for two vehicles, outside lighting, enclosed by fencing, hedging and decorative wall boundary, external door to **Store** measuring 28' 3" x 4' 3" (8.61m x 1.30m) with power, lighting and door to rear, space and plumbing for washing machine. The rear garden has two attractive patio seating areas, laid to lawn, borders and enclosed by panel fencing.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C

