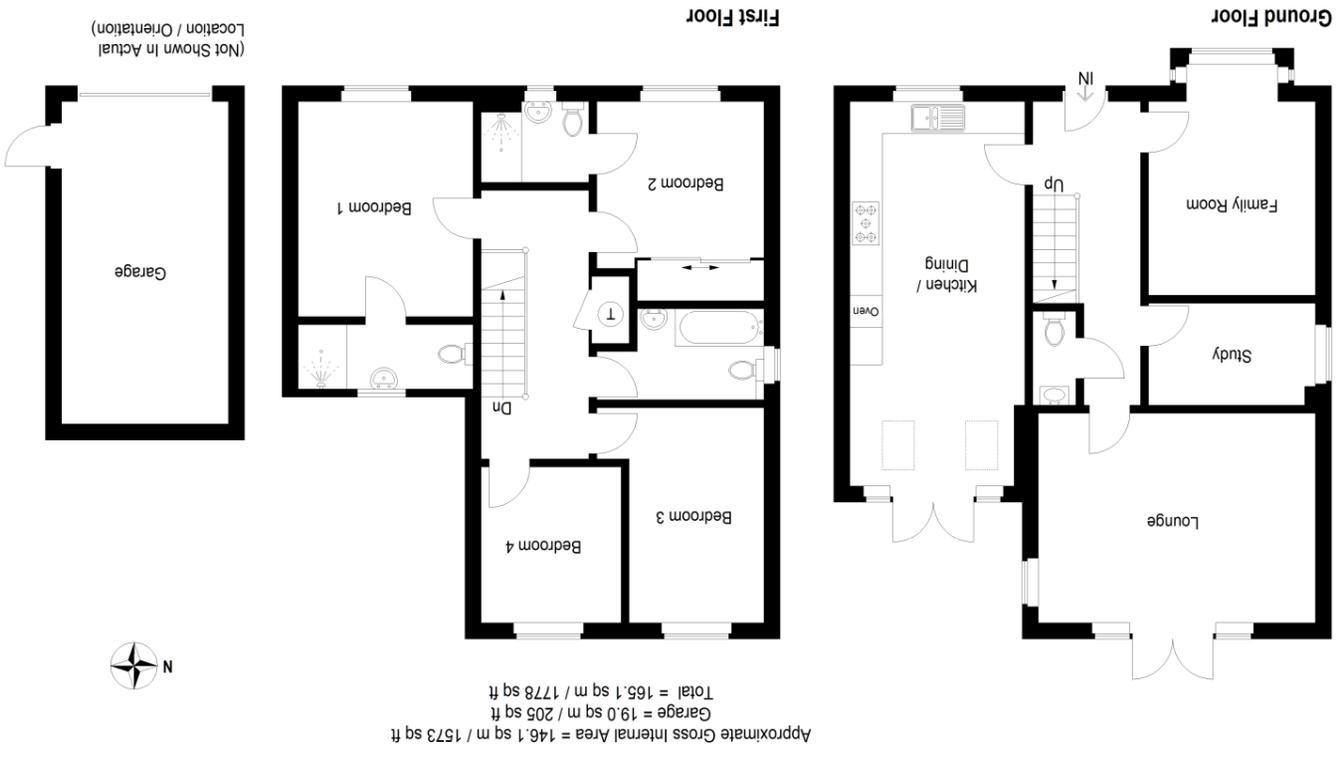


Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel: 01480 414800	Tel: 01480 406400	Tel: 01480 860400	Tel: 0870 1127099

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



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. (ID1064740)
 Housepix Ltd



- Beautifully Presented Bellway Homes Built Detached Family Home
- En Suites To Principal And Guest Bedrooms
- Impressive 7m Kitchen/Breakfast/Family Room
- Amtico Flooring
- Off Road Parking For Three Vehicles
- Popular Village Position
- Four Bedrooms
- Three Reception Rooms
- Upgraded Kitchen Features
- Mature Gardens
- Tandem Garage



UPVC Double Glazed Composite Door To

Reception Hall

19' 0" x 6' 11" (5.79m x 2.11m)

Stairs to first floor, understairs storage cupboard, double panel radiator, Amtico flooring laid in Herringbone pattern.

Dining Room

13' 9" x 10' 2" (4.19m x 3.10m)

Double pane radiator, UPVC bay window to front aspect, Amtico flooring laid in Herringbone pattern.

Study

10' 2" x 6' 3" (3.10m x 1.91m)

Radiator, UPVC window to side aspect, telephone point, Amtico flooring.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, double panel radiator, fuse box and master switch, Amtico flooring.

Sitting Room

16' 9" x 13' 5" (5.11m x 4.09m)

UPVC French doors to garden terrace to the rear and UPVC window to side aspect, TV point, telephone point, Amtico floor covering.



Kitchen/Breakfast/Family Room

22' 8" x 10' 6" (6.91m x 3.20m)

A light double aspect room with UPVC windows to front and garden aspects, twin Velux windows to garden aspect, part vaulted ceiling line, recessed lighting, fitted in a contemporary range of units with work surfaces and tiling, larder units, a selection of integrated appliances incorporating automatic dishwasher, fridge freezer, double electric AEG oven and integral gas hob with bridging unit and extractor fitted above, drawer units and pan drawers, single drainer one and a half bowl sink unit with mixer tap, under unit lighting, Amtico flooring.

First Floor Galleried Landing

17' 5" x 7' 3" (5.31m x 2.21m)

Access to loft space, airing cupboard housing pressurised hot water system and shelving, radiator.



Principal Bedroom

13' 1" x 10' 10" (3.99m x 3.30m)

UPVC window to front aspect, TV point, telephone point, radiator.

En Suite Shower Room

10' 7" x 3' 11" (3.23m x 1.19m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, heated towel rail, Amtico flooring.

Guest Bedroom

10' 2" x 9' 10" (3.10m x 3.00m)

UPVC window to front aspect, double panel radiator, wardrobe with hanging and shelving.

Guest En Suite Shower Room

7' 3" x 3' 3" (2.21m x 0.99m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, UPVC window to front aspect, screened shower enclosure with independent shower unit fitted over.

Bedroom 3

13' 1" x 9' 6" (3.99m x 2.90m)

UPVC window to rear aspect, radiator.

Bedroom 4

9' 2" x 8' 2" (2.79m x 2.49m)

UPVC window to rear aspect, radiator.

Family Bathroom

9' 6" x 5' 7" (2.90m x 1.70m)

Fitted in a range of contemporary white sanitaryware comprising low level WC, pedestal wash hand basin with mono bloc mixer tap and tiling, heated towel rail, panel bath with folding screen and hand mixer shower, Amtico flooring.

Outside

The brick paviour driveway is positioned to the side giving provision for three or more vehicles accessing the **Tandem Garage** measuring 19' 8" x 9' 10" (5.99m x 3.00m) with up and over door, power, lighting and private door to the side. There are prepared lawns and some prepared borders. The rear garden has a timber decked terrace with timber pergola, outside tap and lighting. The rear garden is enclosed by panel fencing and is primarily lawned with gated access to the side.

Tenure

Freehold

Council Tax Band - E

Management Charges are approximately £300.00 per annum

