

FAIRVIEW

15 COLNE ROAD • BLUNTISHAM • PE28 3LU





FAIRVIEW

15 COLNE ROAD • BLUNTISHAM • PE28 3LU

- Stunning Individual Family Residence
- Four Bedrooms With Dressing Room And En Suite To Principal Bedroom
- Beautiful Boutique Finish Throughout
- Contemporary Open Plan Living/Dining And Kitchen Space
- Beautifully Appointed Kitchen/Utility Room And Cloakroom
- Family Bathroom To First Floor
- Private Electrically Gated Frontage
- Landscaped Gardens With Games Room
- Prominent Village Location

Peter Lane & Partners are pleased to offer this superb and stunning individual residence for sale. To include a beautiful boutique finish with contemporary open plan living space the property has been re-furbished by the existing owners to a very high standard and offers ample family sized accommodation to include a principal suite with dressing room and en suite with three additional bedrooms and study. The kitchen/dining/breakfast room has been re-fitted with complementing cabinets and work surfaces with integrated appliances together with an additional three reception rooms.

Outside there is secure off road parking provision to the front and the rear garden has been landscaped with two storage sheds/barns and an Oak built games room with power, lighting and bi-fold doors to the rear garden.

Overall the property is beautifully presented and must be viewed to be appreciated.

**Peter
Lane &**
PARTNERS
—EST 1990—
Town & Country

OIEO £825,000

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





PANEL DOOR TO

RECEPTION HALL

Stairs to first floor with under stairs storage, radiator, ceramic tiled flooring.

SITTING ROOM

15' 4" x 12' 1" (4.67m x 3.68m)

Sealed unit bay window to front aspect, bespoke joinery incorporating window seating, panel work and fireplace with inset wood burner and tiled hearth, radiator, open aspect to Kitchen/Dining/Breakfast Room.

MORNING ROOM

15' 3" x 11' 9" (4.65m x 3.58m)

Sealed unit bay window to front aspect, bespoke joinery incorporating window seating, central fireplace housing wood burning stove with slate hearth, radiator.





KITCHEN/DINING/BREAKFAST ROOM

22' 4" x 11' 9" (6.81m x 3.58m)

Fitted in a bespoke range of base and wall mounted Shaker style grey toned cabinets with complementing Oak butchers block work surfaces and up-standers, integral wine rack, drawer units, pan drawers, glass fronted display cabinets, central island work station incorporating three stool breakfast bar, space for cooking range with suspended extractor fitted above, extensive tiled surrounds, inset Belfast sink unit with Insinkarator Boiler tap, sealed unit window to rear aspect and Velux windows to garden aspect, space for American style fridge freezer, a selection of integrated appliances incorporating automatic dishwasher, fridge, wine cooler, combination microwave, recessed lighting, porcelain floor tiling, some exposed brick work.

DINING ROOM

17' 4" x 11' 2" (5.28m x 3.40m)

Window to side aspect, cupboard unit housing manifolds for the under floor heating system, exposed brick work features, under floor heating, open aspect to

FAMILY ROOM

26' 7" x 11' 2" (8.10m x 3.40m)

A stunning contemporary double aspect room with bi-fold doors to garden terrace to the rear and sealed unit window to front aspect, central feature fireplace with timber bressumer and inset multi fuel burner, porcelain floor tiling with under floor heating.

UTILITY ROOM

14' 1" x 8' 3" (4.29m x 2.51m)

Double glazed door to garden aspect, appliance spaces, inset ceramic sink unit with mixer tap, base units, recessed lighting, access to loft space, wall mounted gas fired central heating boiler serving hot water system and radiators, vertical contemporary radiator, ceramic tiled flooring.

CLOAKROOM

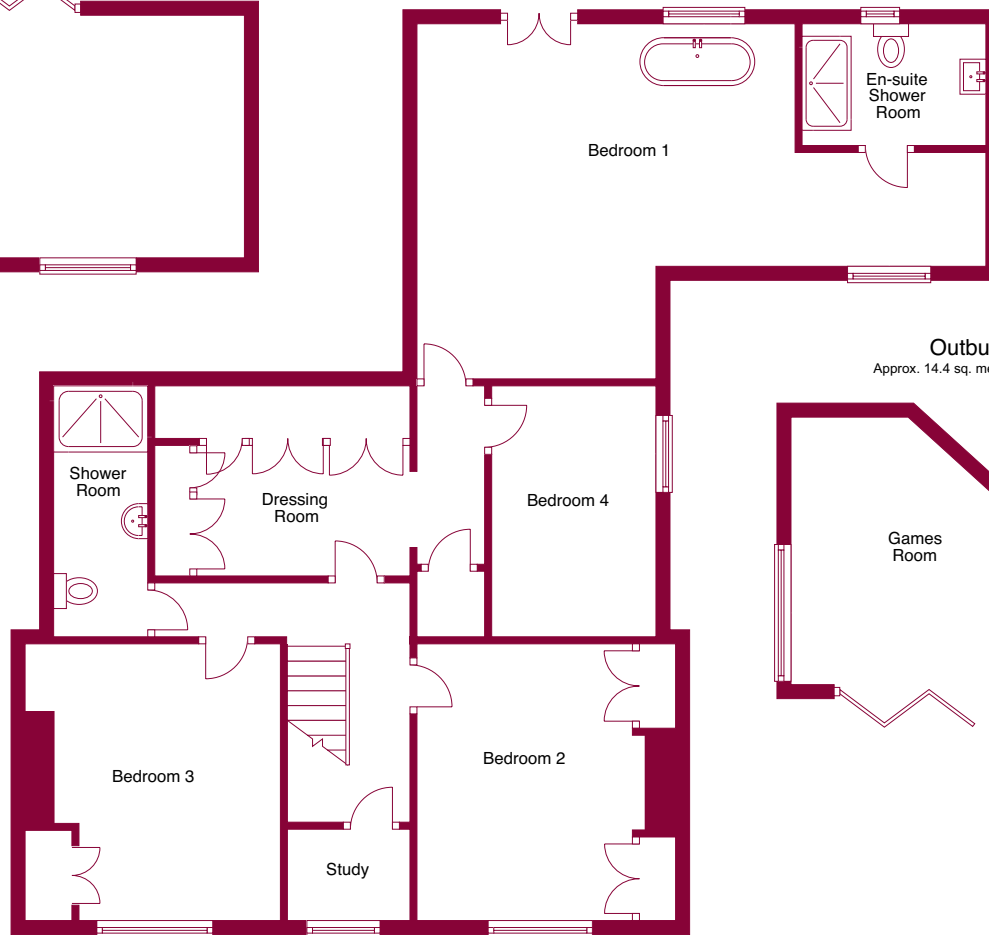
Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin, ceramic tiling, ceramic tiled flooring.



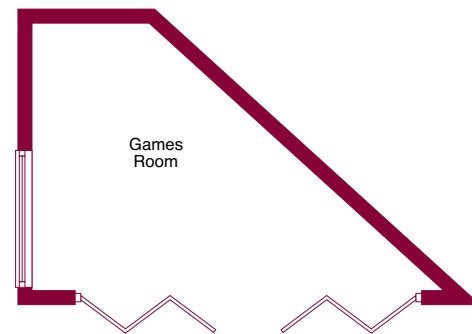
Ground Floor
Approx. 121.4 sq. metres (1306.8 sq. feet)



First Floor
Approx. 102.4 sq. metres (1101.9 sq. feet)



Outbuilding
Approx. 14.4 sq. metres (155.3 sq. feet)



FIRST FLOOR LANDING

Recessed lighting, access to loft space.

DRESSING ROOM

Formerly a bedroom offering a generous additional space with a wide range of panelled wardrobes incorporating airing cupboard housing hot water cylinder.

PRINCIPAL BEDROOM

26' 7" x 16' 1" (8.10m x 4.90m)

An appealing boutique finish with Juliette balcony and French doors with views over the orchard to the rear, a double aspect room with double glazed windows to front and rear aspects, two Velux windows, Cathedral ceiling, raised pedestal with free standing Batteau bath with mixer tap shower attachment, large inset flame effect electric fire, recessed lighting, contemporary vertical radiator, access to loft space, inner access to

EN SUITE SHOWER ROOM

Fitted in a quality three piece white suite comprising screened walk in shower enclosure with independent rainfall shower over and additional hand mixer shower, pedestal wash hand basin, low level WC, extensive ceramic tiling, recessed lighting, extractor, double glazed window to garden aspect, recessed lighting

BEDROOM 2

12' 9" x 11' 7" (3.89m x 3.53m)

Double glazed window to front aspect, wardrobe range, radiator, recessed lighting.

BEDROOM 3

12' 9" x 11' 9" (3.89m x 3.58m)

Double glazed window to front aspect, radiator, built in wardrobe with hanging.

BEDROOM 4

12' 3" x 7' 7" (3.73m x 2.31m)

Double glazed window to side aspect, radiator, access to insulated loft space. recessed lighting.

FAMILY SHOWER ROOM

Fitted in a contemporary three piece suite comprising screened shower enclosure with over head shower unit, low level WC, vanity unit with inset wash hand basin, heated chrome towel rail, full ceramic tiling, recessed lighting, double glazed window to side aspect, ceramic tiled flooring.

STUDY

5' 7" x 4' 3" (1.70m x 1.30m)

Double glazed window to front aspect, desk unit and fixed display shelving.

OUTSIDE

The frontage is primarily lawned enclosed by evergreen hedging with a driveway sufficient for two vehicles accessing double electric gates giving provision for two further cars. The gardens have been pleasantly hard landscaped to the front offering an element of low maintenance. The rear garden is edged in timber sleepers with constructed planters, an extensive paved terrace finished in natural stone, outside tap, lighting and power. There are two storage sheds/barns positioned to the side with a small quadrangle garden separating the two, both barns have power and lighting. There is a **Games Room** measuring 12' 10" x 7' 10" (3.91m x 2.39m) an irregular shape constructed in Oak with exposed brick work, power, lighting and bi-fold doors accessing garden terrace to the front. The garden is enclosed by panel fencing offering a good degree of privacy.

TENURE

Freehold

Council Tax Band - D





Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099