



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

**Huntingdon** 60 High Street  
**St Neots** 32 Market Square  
**Kimbolton** 24 High Street

**Mayfair Office** Cashel House  
15 Thayer St, London

**Huntingdon** Tel : 01480 414800  
**St Neots** Tel : 01480 406400  
**Kimbolton** Tel : 01480 860400



- Fantastic Family Home
- Four Double Bedrooms
- Re Fitted Shower Room & Family Bathroom
- Generous Westerly Facing Rear Garden
- Driveway & Garage

- Greatly Improved By Current Owners
- Two Reception Rooms And Conservatory
- Beautifully Presented Accommodation
- Sought After Location

**Composite Double Glazed Door To**

**Entrance Hall**

Double glazed window to side aspect, coving to ceiling, radiator, under stairs storage cupboard, stylish stair case with Oak hand rail and glass balustrade to first floor, Karndean flooring.

**Cloakroom**

Fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, tiled flooring.

**Living Room**

19' 8" x 10' 10" (5.99m x 3.30m)

Double glazed window to rear aspect, coving to ceiling, wall lights, radiator, attractive central fire place with inset coal effect gas fire, Karndean flooring, double glazed French doors to

**Conservatory**

14' 1" x 12' 11" (4.29m x 3.94m)

Of brick base and double glazed construction, fitted blinds, double glazed French doors to rear garden, radiator, tiled flooring.

**Dining Room**

11' 10" x 8' 10" (3.61m x 2.69m)

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

**Kitchen**

10' 2" x 8' 2" (3.10m x 2.49m)

Double glazed window to front aspect, coving to ceiling, pelmet spot lights, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, under unit lighting, one and a half stainless steel sink and drainer sink unit, integrated oven and hob with cooker hood over, space and plumbing for dishwasher, concealed wall mounted gas central heating boiler, radiator, tiled floor.

**Utility Room**

Coving to ceiling, fitted base cupboard with complementing work surface over, stainless steel sink and drainer with mixer tap over, tiled surround, coats hanging space and plumbing for washing machine, tiled flooring.

**Inner Hall**

Access to

**Bedroom 3**

11' 10" x 10' 2" (3.61m x 3.10m)

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

**Play Room/Bedroom 4**

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

Double glazed French doors to patio area, coving to ceiling, radiator, laminate floor.

**Shower Room**

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower enclosure with independent shower unit over, complementing tiling, radiator, tiled flooring.

**First Floor Landing**

Coving to ceiling, airing cupboard housing hot water cylinder and shelving, glass balustrade.

**Bedroom 1**

12' 10" x 11' 10" (3.91m x 3.61m)

Double glazed window to rear aspect, radiator, fitted drawers and wardrobes with hanging and shelving.

**Bedroom 2**

12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to front aspect, radiator.

**Family Bathroom**

Fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath, shower cubicle with independent shower unit fitted over, complementing tiling, heated towel rail, Velux window, tiled floor.

**Outside**

To the front of the property is a block paved drive way providing off road parking for three - four cars leading to the single garage with up and over door with power and light connected with attached brick built workshop/store with power and light, hedged front border with shrubs and side gated access to the rear garden which is fully enclosed by wall, fence and hedging, mostly laid to lawn with patio area, vegetable plots and a variety of shrubs

**Tenure**

Freehold

Council Tax Band - C

