



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. (ID1093807)



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- Versatile Detached Family Residence
- Re-Fitted Ground Floor Shower Room And Family Bathroom
- Generous Accommodation Extending To Nearly 1,500 sq ft
- Ample Parking Provision
- No Chain And Immediate Vacant Possession
- Four/Five Bedrooms
- Impressive Open Plan Kitchen/Family Room
- Mature And Private Gardens
- Hugely Desirable Village Location



Etched Glass Panel Front Door To

Entrance Hall

13' 7" x 6' 6" (4.14m x 1.98m)
Double panel radiator, stairs to first floor, central heating thermostat, engineered Oak flooring.

Sitting Room

13' 0" x 12' 1" (3.96m x 3.68m)
UPVC window to front aspect double panel radiator, central fireplace recess with limestone hearth, TV point, telephone point, shelved display recesses, coving to ceiling.



Kitchen/Breakfast/Family Room

27' 7" x 19' 10" (8.41m x 6.05m)
An impressive open plan space sub-divided with central chimney breast, the kitchen is fitted in a bespoke range of Oak base and wall mounted units with butchers block work surfaces, exposed internal brickwork, recessed directional lighting, inset Butler sink unit with directional mono bloc mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators (approximately 12 months old), appliance spaces, integral electric oven and gas hob with suspended extractor unit fitted above, two double panel radiators, UPVC French doors and windows to garden aspect, mono pitch double poly carbonate roofing to rear elevation, wall light points, understairs storage cupboard, engineered Oak flooring, glazed internal door to

Inner Hall

Leading through to

Shower Room

Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with tiling, screened shower enclosure with multi head shower unit fitted over, re-tiled surrounds, extractor, recessed lighting, composite floor covering.

Study/Bedroom 5

11' 6" x 7' 7" (3.51m x 2.31m)
UPVC window to front aspect, double panel radiator, coving to ceiling, recessed lighting, engineered Oak flooring.



First Floor Galleried Landing

Double panel radiator, coving to ceiling.

Bedroom 1

14' 1" x 11' 1" (4.29m x 3.38m)
Double panel radiator, fixed display shelving, shelved display recess, UPVC window to garden aspect.

Bedroom 2

13' 0" x 12' 1" (3.96m x 3.68m)
UPVC window to front, double panel radiator.

Bedroom 3

13' 9" x 7' 9" (4.19m x 2.36m)
A double aspect room with two UPVC windows to front and UPVC window to rear, double panel radiator, eaves storage cupboard, further access to insulated loft space.

Bedroom 4

9' 5" x 7' 7" (2.87m x 2.31m)
UPVC window to rear aspect, double panel radiator.

Family Bathroom

6' 7" x 6' 5" (2.01m x 1.96m)
Re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, panel bath with folding shower screen with hand mixer shower, UPVC window to front aspect, ceramic tiled flooring, chrome heated towel rail, access to insulated loft space.

Outside

To the front is an extensive gravelled frontage enclosed by picket fencing and mature screening giving parking provision for several vehicles. The rear garden has an extensive paved terrace, areas of lawn, timber shed, outside tap and lighting, The garden is enclosed by a combination of panel fencing with a selection of ornamental shrubs and specimen trees, offering a good degree of privacy.

Tenure

Freehold
Council Tax Band - E

