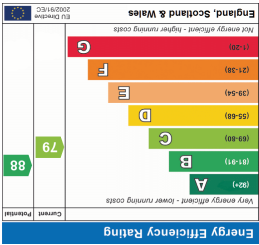


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



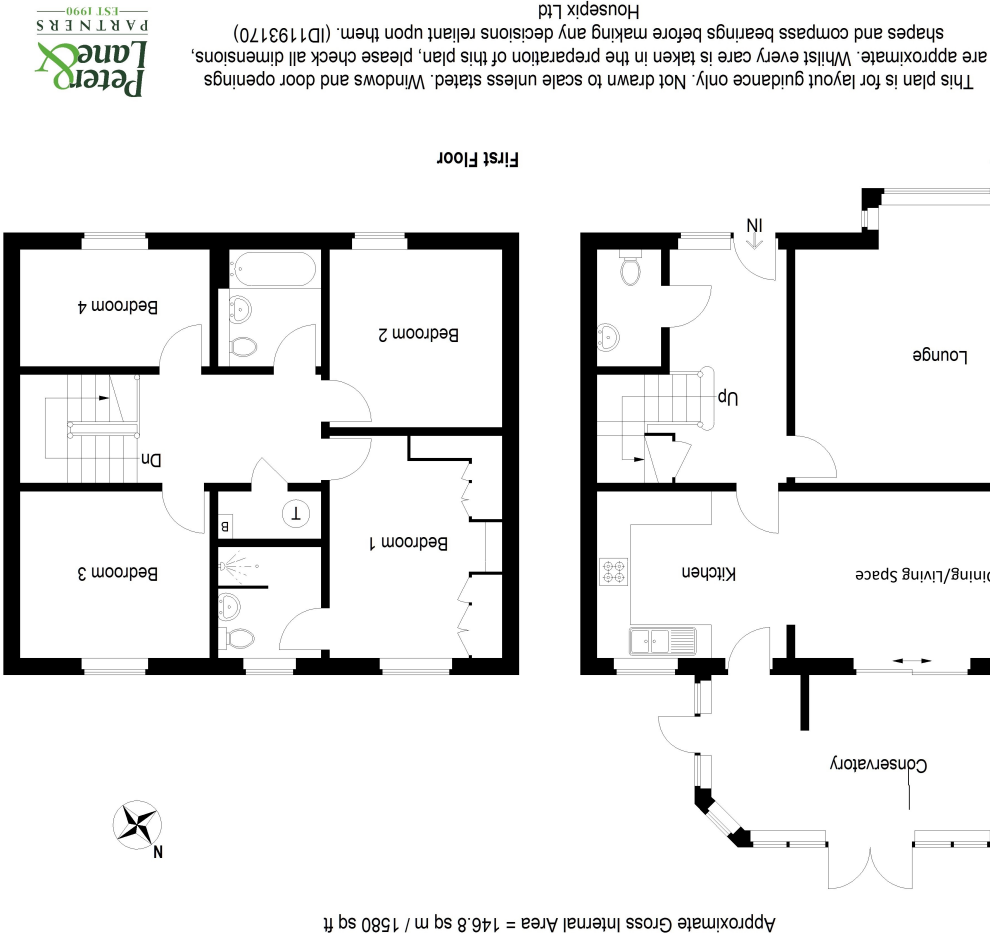
Huntingdon  
60 High Street  
Huntingdon  
Tel : 01480 414800

St Neots  
32 Market Square  
St Neots  
Tel : 01480 406400

Kimbolton  
24 High Street  
Kimbolton  
Tel : 01480 860400

Mayfair Office  
Cashel House  
15 Thayer St, London  
Tel : 0870 1127099

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





- Attractive Campbell Buchanan Built Home
- Impressive 28' Kitchen/Living Space
- Landscaped Garden
- Desirable Non Estate Village Location

- Four Bedrooms With En Suite To Principal Bedroom
- 21' Garden Room
- Single Garaging And Private Driveway
- No Forward Chain

**Storm Canopy Over**

Composite fan light panel door with side panel to

**Entrance Hall**

14' 6" x 6' 10" (4.42m x 2.08m)

Stairs to first floor, double panel radiator, recessed lighting, ceramic tiled flooring, central heating thermostat, understairs storage cupboard.

**Cloakroom**

7' 0" x 3' 9" (2.13m x 1.14m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, double panel radiator, ceramic tiled flooring, recessed lighting, extractor, tiled surrounds.

**Sitting Room**

16' 11" x 16' 11" into bay (5.16m x 5.16m)

Sealed unit bay window to front aspect, central fireplace with moulded timber surround and inset Living Flame electric fire, TV point, telephone point, two double panel radiators, coving to ceiling.

**Kitchen**

28' 3" x 10' 1" (8.61m x 3.07m)

Opening into **Dining/Living Space** space. Fitted in a range of Shaker style Oak effect base and wall mounted cabinets with complementing work surfaces and tiling, single drainer stainless steel one and a half bowl sink unit with directional mixer tap, corner shelf display unit, appliance spaces, integrated automatic dishwasher, integral stainless steel electric oven and gas hob with suspended extractor fitted above, fridge freezer, drawers and pan drawers, glass fronted display cabinets, under unit lighting, ceramic tiled flooring, UPVC window to garden aspect, over-lit pelmet, recessed lighting.

**Dining Area**

An additional range of units with larder unit, integral wine rack, base and drawer units, recessed lighting, coving to ceiling, double panel radiator, sliding double glazed internal door to

**Conservatory/Garden Room**

21' 0" x 9' 7" (6.40m x 2.92m)

Ceramic tiled flooring, Economy 7 storage heater, French doors accessing garden terrace and glazed door to side aspect, double poly carbonate roofing, exposed internal brickwork, wall light points.

**First Floor Galleried Landing**

17' 7" x 6' 7" (5.36m x 2.01m)

A generous space with recessed lighting, access to insulated loft space, airing cupboard housing pressurised hot water system, shelving and wall mounted gas fired central heating boiler serving hot water system and radiators.

**Principal Bedroom**

13' 11" x 10' 1" (4.24m x 3.07m)

An extensive range of furniture incorporating wardrobe range with hanging and storage, central dresser and drawer units, sealed unit window to garden aspect to the rear, double panel radiator, recessed lighting.

**En Suite Shower Room**

6' 8" x 5' 8" (2.03m x 1.73m)

Sealed unit window to rear aspect, double panel radiator, fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, glass contour border tiling, full ceramic tiling, recessed lighting, double panel radiator, LVT flooring.

**Bedroom 2**

11' 1" x 10' 2" (3.38m x 3.10m)

Sealed unit to rear aspect, double panel radiator.

**Bedroom 3**

10' 5" x 10' 4" (3.17m x 3.15m)

Sealed unit window to front aspect, double panel radiator.

**Bedroom 4**

11' 1" x 7' 1" (3.38m x 2.16m)

Sealed unit window to front aspect, double panel radiator.

**Family Bathroom**

6' 11" x 6' 2" (2.11m x 1.88m)

Fitted in a three piece quality white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, shaver point, tongue and groove panel work, panel bath with folding shower screen and independent shower fitted over with additional mixer tap hand shower, sealed unit window to front aspect, full ceramic tiling with glass contour border tiling, chrome heated towel rail, extractor.

**Outside**

The front garden is pleasantly arranged and lawned with stocked flower borders enclosed by picket fencing, a block paviour pathway leads to the entrance door. The rear garden has been thoughtfully landscaped with an extensive paved seating area, a further circular paved seating area, area of lawn and a selection of ornamental trees, there's a timber shed and the garden is enclosed by a combination of panel fencing and trellis work offering a good degree of privacy, gated access extends to the front. There is a **Single Garage** measuring 17' 2" x 9' 2" (5.23m x 2.79m) positioned adjacent to the house with power, lighting, up and over door, eaves storage space with private parking provision for one vehicle.

**Tenure**

Freehold

There is an annual Service Charge of £250.00 per annum  
Council Tax Band - D

