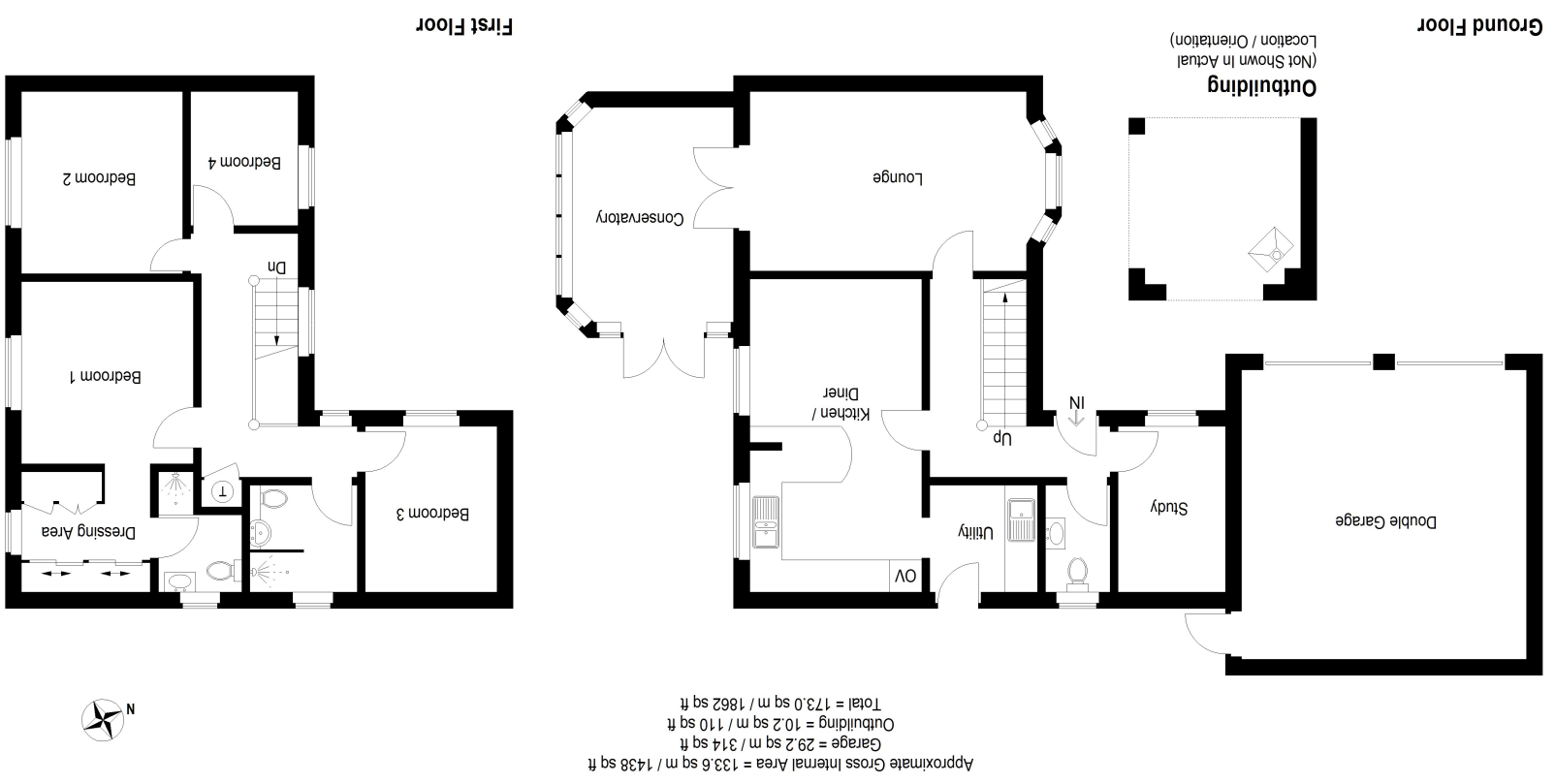


**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

**Huntingdon** 60 High Street, Huntingdon, St. Neots, Kimbolton  
**St Neots** 32 Market Square, St. Neots, Kimbolton  
**Kimbolton** 24 High Street, Cashel House, Kimbolton  
**Mayfair Office** 15 Thayer St, London, Tel: 0870 112 7099

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. (ID1057377)  
Houseplox Ltd



- Beautifully presented Four bed family home
- Refitted quality sanitary ware
- Study and conservatory extension
- Landscaped gardens and garden room
- Refitted Kitchen/Family room
- Ensuite and dressing room to master
- Four car driveway and double garaging
- Planning permission granted for extension



**Integral Storm Canopy To**  
UPVC stained glass panel door to

**Reception Hall**  
12' 2" x 10' 10" (3.71m x 3.30m)  
Radiator with decorative cover, stairs to first floor, bespoke understairs storage cupboard, security system, ceramic tiled flooring.

**Cloakroom**  
Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with re-tiled surrounds, single panel radiator, UPVC window to side aspect, coving to ceiling, ceramic tiled flooring.

**Kitchen/Breakfast/Family Room**  
19' 4" x 10' 6" (5.89m x 3.20m)  
A light open plan contemporary space with two UPVC windows to rear aspect, coving to ceiling, re-fitted in a contemporary handleless range of gloss cream base and wall mounted cabinets with complementing Oak work surfaces, central dividing peninsular unit incorporating breakfast bar, glass fronted under lit display cabinets, double bowl sink unit with mono bloc mixer tap, drawer units, pan drawers, integral double Neff electric oven with warming drawer, integral ceramic hob with bridging unit and extractor fitted above, skirting level LED lighting, integrated automatic dishwasher, fitted fridge, corner units, recessed lighting, ceramic tiled flooring.

**Utility Room**  
6' 7" x 6' 7" (2.01m x 2.01m)  
Fitted in a range of contemporary handleless cabinets with complementing Oak work surfaces, inset sink unit with mono bloc mixer tap, re-tiled surrounds, integral microwave, appliance spaces, UPVC door to garden aspect, coving to ceiling, concealed gas fired central heating boiler serving hot water system and radiators, ceramic tiled flooring.

**Sitting Room**  
16' 8" x 11' 1" (5.08m x 3.38m)  
A light double aspect room with UPVC window to front aspect, internal UPVC doors to **Conservatory**, TV point, telephone point, coving to ceiling, central feature fireplace with a carved timber surround and stone hearth, two radiators, laminate floor covering.

**Conservatory**  
13' 1" x 10' 8" (3.99m x 3.25m)  
Vaulted ceiling line with reinforced glazed roofing, of brick based UPVC double glazed construction with French doors to garden terrace, ceramic tiled flooring.

**Study**  
10' 2" x 6' 11" (3.10m x 2.11m)  
UPVC window to front aspect, radiator, ceramic tiled flooring, coving to ceiling.

**First Floor Galleried Landing**  
UPVC arch picture window to front aspect, access to insulated loft space, independent air conditioning unit, airing cupboard housing hot water cylinder and shelving, laminate flooring.

**Principal Bedroom**  
11' 1" x 10' 5" (3.38m x 3.17m)  
UPVC window to garden aspect, single panel radiator, coving to ceiling, laminate flooring.

**Dressing Room**  
7' 10" x 3' 11" (2.39m x 1.19m)  
Extensive contemporary wardrobe range incorporating triple and additional two doubles with hanging, storage and shelving, UPVC window to garden aspect, laminate flooring.

**En Suite Shower Room**  
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, double panel radiator, UPVC window to side aspect, screened walk in shower enclosure with independent shower unit fitted over, extractor, recessed lighting, coving to ceiling, ceramic tiled flooring.

**Bedroom 2**  
11' 2" x 9' 10" (3.40m x 3.00m)  
Extensive quality wardrobe range incorporating two doubles with hanging and storage, coving to ceiling, UPVC window to rear aspect, laminate flooring.

**Bedroom 3**  
10' 4" x 8' 0" (3.15m x 2.44m)  
Single panel radiator, UPVC window to front aspect, laminate flooring.

**Bedroom 4**  
8' 2" x 6' 7" (2.49m x 2.01m)  
UPVC window to front aspect, radiator, laminate flooring.

**Family Bathroom**  
6' 11" x 6' 6" (2.11m x 1.98m)  
Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, walk in screened floor draining wet room shower arrangement with multi head unit fitted above, extractor, recessed lighting, heated towel rail, porcelain tiled surrounds, porcelain floor tiling.

**Outside**  
There is an extensive frontage with tarmac and paviour driveway sufficient for four to five vehicles, outside lighting and gated access to the rear. The property fronts a pleasant area of green space lined in mature trees. There is a covered side passage extending to the rear garden. The rear garden is pleasantly arranged and thoughtfully landscaped with an extensive brick paved terrace, outside tap and lighting, well maintained lawns with timber and stone edged borders, stocked with a selection of ornamental shrubs, herbaceous borders and ornamental trees enclosed by panel fencing, trellis work and brick walling offering a good degree of privacy. There is a fabulous covered **Garden room/Party Room** of timber framed construction measuring 20' 8" x 10' 7" (6.30m x 3.23m) with vaulted ceiling, power, lighting and free-standing wood burner, a raised timber deck with a six person hard shell hot tub (available by discussion), patio heaters, lighting, power and TV point. Planning permission has been granted for an extension above the existing garaging. Plans available on request.

**Double Garage**  
18' 4" x 17' 3" (5.59m x 5.26m)  
Private door to the rear, twin up and over doors to the front, power, lighting and eaves storage space which is part boarded.

**Tenure**  
Freehold  
Council Tax Band - E

