

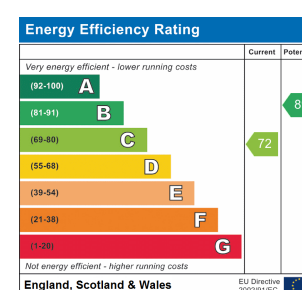


Grove End, Hilton PE28 9PF

£350,000



- Pretty Terraced Cottage
- Original Character Features
- Two Bedrooms
- Living/Dining Room
- Bespoke Fitted Kitchen
- Modern Shower Room
- Multi Fuel Stove
- Rarely Available Position
- Extremely Popular Village
- Enclosed Front And Rear Gardens
- Conservation Area



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Ground Floor

First Floor

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. (ID1008771)
Housepix Ltd



Solid Timber Door To

Living/Dining Room

15' 9" x 12' 9" (4.80m x 3.89m)

Yorkshire sliding sash window to front aspect, exposed timbers, wall light points, radiator, central brick built fireplace with slate hearth and multifuel stove inset, original brick floor, stairs to first floor landing.

Kitchen

11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed window to rear aspect, stable door to garden, fitted bespoke kitchen offering a range of base and wall mounted units, drawer units, solid wood work surfaces over, wall mounted concealed central heating boiler, tiled surrounds, Belfast sink with mixer tap over, space for gas cooker, cooker hood over and back splash plate, space and plumbing for washing machine, space for fridge freezer radiator, slate tiled floor.

Ground Floor Shower Room

Double glazed window to rear aspect, refitted in a white three-piece suite comprising low level WC, wash hand basin, double shower cubicle with water fall shower, glazed screen, tiled surrounds, radiator, slate tiled floor.

First Floor Landing

Access to loft space, exposed brick work and exposed timbers.

Bedroom 1

12' 7" x 10' 0" (3.84m x 3.05m)

Yorkshire sliding sash window to front aspect, radiator, exposed floorboards.

Bedroom 2

6' 9" x 6' 5" (2.06m x 1.96m)

Double glazed window to rear aspect, radiator.

Outside

The front garden is fence enclosed stocked with a variety of specimen shrubs with pathway leading to front door and bin store. The rear garden is fully fence enclosed with patio seating area, outside light, laid to lawn, two garden sheds, mature planting, side gated access with right of way through adjoining neighbours garden.

Agents Note

The property is situated in a conservation area. All main services are connected.

Tenure

Freehold

Council Tax Band B