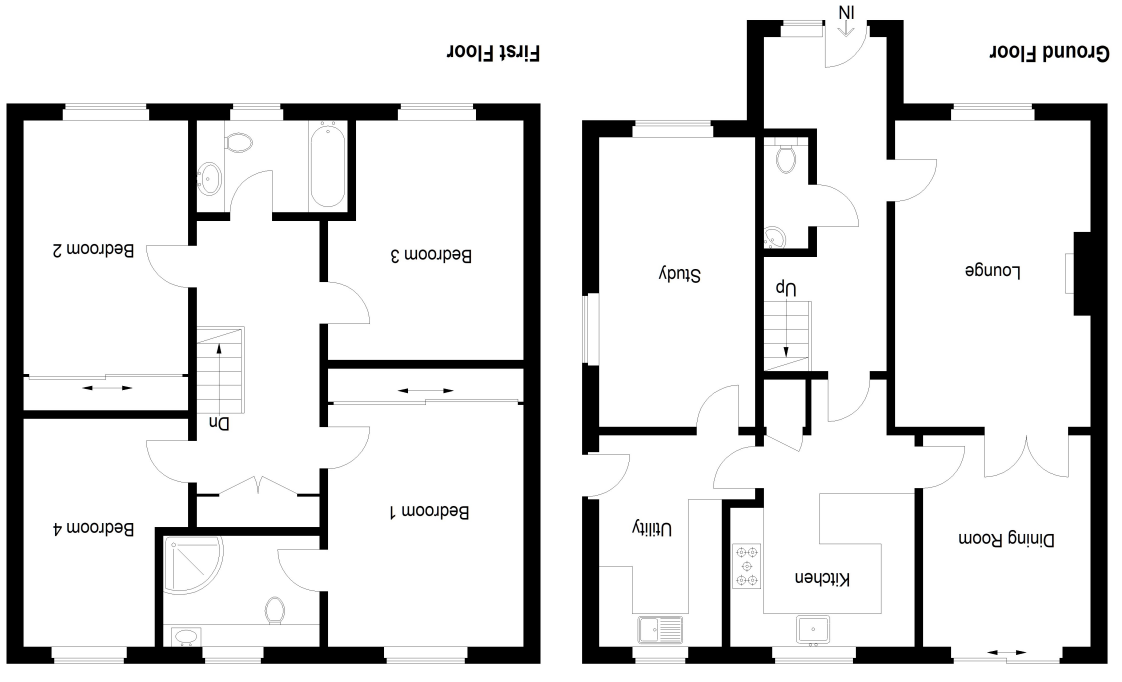


Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel: 01480 414800	Tel: 01480 406400	Tel: 01480 860400	Tel: 0870 1127099

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



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. (ID1019487)  
 Housepix Ltd



Approximate Gross Internal Area  
 170.9 sq m / 1840 sq ft



- Generous Detached Family Home
- En Suite To Principal Bedroom
- Private Gated Frontage
- Large Shed/Store

- Four Double Bedrooms
- Re-Fitted Kitchen And Sanitary Ware
- Landscaped Gardens
- Non Estate Location



**UPVC Leaded Light Panel Door To**

**Reception Hall**

20' 3" x 5' 3" (6.17m x 1.60m)

Double panel radiator, coats hanging area, coving to ceiling, Oak and glass balustrade to first floor, engineered wood flooring.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, corner wash hand basin with mixer tap and tiling, extractor, contemporary radiator, coving to ceiling, composite floor covering.

**Living Room**

18' 1" x 11' 4" (5.51m x 3.45m)

UPVC window to front aspect, radiator, central feature fireplace with moulded timber surround and granite hearth with inset multi fuel burner, TV point, telephone point, coving to ceiling, engineered Oak flooring, double internal doors access

**Dining Room**

12' 2" x 9' 10" (3.71m x 3.00m)

Sliding double glazed UPVC doors to garden terrace, double panel radiator, coving to ceiling, engineered Oak flooring.

**Kitchen/Breakfast Room**

15' 3" x 10' 9" (4.65m x 3.28m)

Re-fitted in a quality range of base and wall mounted units with quartz work surfaces and up-stands, glass fronted display cabinets, inset Butler sink unit with mixed tap, drawer units, pan drawers, central peninsular unit, under stairs recess, double panel radiator, integral double Neff ovens and ceramic hob with bridging unit and extractor fitted above, under unit lighting, LVT flooring.

**Utility/Boot Room**

12' 4" x 9' 9" (3.76m x 2.97m)

Fitted in an extensive range of base and wall mounted units with work surfaces and up-stands, single drainer stainless steel sink unit with mixer tap, coving to ceiling, UPVC window and door to two garden aspects, fuse box and master switch, composite flooring.

**Family Room**

17' 1" x 8' 6" (5.21m x 2.59m)

Formerly the garage, a light, double aspect room with UPVC windows to front and side aspects, double panel radiator, TV point.

**First Floor Galleried Landing**

Access to insulated loft space, coving to ceiling, double airing cupboard housing gas fired combi central heating boiler.

**Principal Bedroom**

14' 5" x 11' 2" (4.39m x 3.40m)

Single panel radiator, UPVC window to rear aspect, extensive wardrobe range with two full height double wardrobes with hanging and shelving, inner door to

**En Suite Shower Room**

7' 3" x 5' 11" (2.21m x 1.80m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern and cabinet storage, vanity wash hand basin with mixer tap, screened shower enclosure with independent remote controlled shower unit fitted over, heated towel rail, UPVC window to garden aspect, LVT flooring.

**Bedroom 2**

14' 9" x 9' 10" (4.50m x 3.00m)

UPVC window to front aspect, radiator, coving to ceiling, extensive wardrobe range incorporating triple wardrobes with hanging and shelving.

**Bedroom 3**

13' 9" x 11' 6" (4.19m x 3.51m)

UPVC window to front aspect, single panel radiator, coving to ceiling.

**Bedroom 4**

13' 1" x 9' 10" (3.99m x 3.00m)

UPVC window to rear aspect, single panel radiator, coving to ceiling.

**Family Bathroom**

7' 8" x 5' 11" (2.34m x 1.80m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, wall light points, cabinet storage, base mounted cupboard, contemporary radiator, UPVC window to front aspect, panel bath with folding screen and mixer tap hand shower, Dolphin boarding, composite flooring.

**Outside**

The private, five bar gated frontage is laid to brick paviour and gives parking provision for four good sized vehicles and is enclosed by mature screening and fencing with outside lighting and gated access extending to the rear. The rear gardens are neatly arranged with an extensive block paved terrace, areas of lawn, a selection of ornamentals and gravel standing with child's play area. The garden is divided to provide a small dog run and kennel enclosed by a combination of panel fencing and mature screening with conifer screening to the rear. There is a useful and substantial timber store positioned to the side of the property which is insulated with power and lighting.

**Agents Note**

The property benefits from the installation of Solar Panels.

**Tenure**

Freehold

Council Tax Band - E

