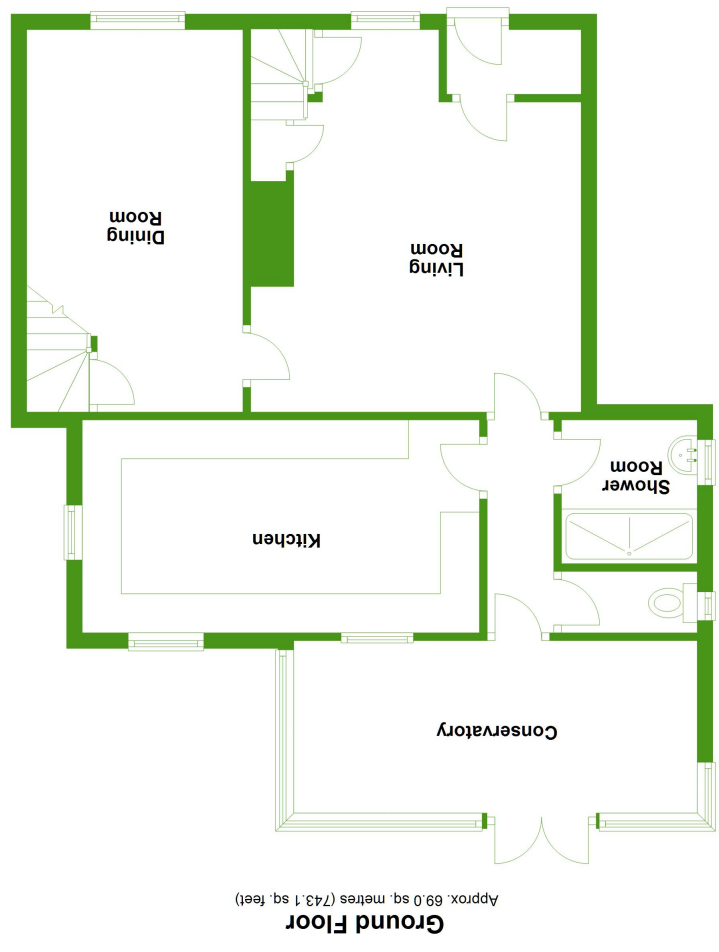
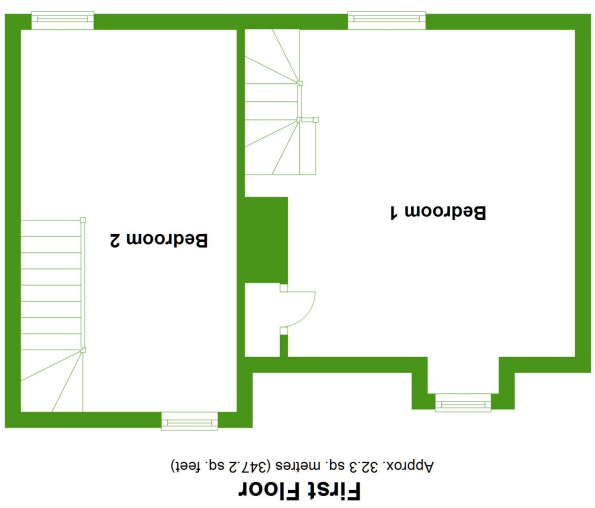


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10 Church Lane, Fenstanton PE28 9JW

OIEO £380,000

- Charming 16th Century Extended Character Home
- Three Reception Rooms
- Beautifully Positioned With Stunning Mature and Private Gardens
- Within Village Conservation Area
- Two Double Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Practical Character Extended Accommodation
- A Rare Opportunity To Acquire A Property Within Arguably One Of Fenstanton's Most Desirable Locations



Port Hole Panel Door to

Entrance Porch

Meter box, wall light points, some exposed timber work, ceramic tiled flooring, glazed internal door to

Sitting Room

16' 1" x 13' 9" (4.90m x 4.19m)

Picture window to front aspect, central fire place with inset Living Flame coal effect gas fire, cupboard storage, TV point, telephone point, exposed timber work.

Dining Room

16' 1" x 8' 10" (4.90m x 2.69m)

Picture window to front aspect, radiator, exposed timbers, serving hatch to **Kitchen**, panel door to secondary stair case to first floor.

Rear Entrance Hall

Leading to

Shower Room

5' 11" x 5' 7" (1.80m x 1.70m)

Fitted in a two piece suite comprising vanity wash hand basin with tiling, screened over sized shower enclosure with independent shower unit fitted over, heated towel rail, window to side aspect.

Cloakroom

Fitted with low level WC with concealed cistern, radiator, UPVC window to side aspect, Karndeian floor covering.

Kitchen

16' 9" x 9' 2" (5.11m x 2.79m)

A double aspect room re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and up-standers, glass fronted display cabinets, appliance spaces, automatic dishwasher, fridge freezer, automatic washing machine, drawer units, pan drawers, two stool breakfast bar, integral wine rack, integral ceramic hob with suspended extractor unit fitted over, double oven, Karndeian flooring.

Conservatory

18' 1" x 7' 10" (5.51m x 2.39m)

Of UPVC double glazed construction, double poly carbonate roofing, double panel radiator, French doors access garden terrace to the rear, custom blinds, wall light points.

First floor Landing

Twin stair cases extending to the first floor one leading to

Master Bedroom

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

A double aspect room with picture windows to front and side aspects, exposed panel work.

Bedroom 2

14' 5" x 9' 6" (4.39m x 2.90m)

A double aspect room with windows to front and rear aspects, cupboard range with shelving, radiator.

Outside

The property stands in beautifully maintained landscaped rear garden with constructed planters and borders, paved terrace and shaped lawn, a large selection of evergreen shrubs and ornamental trees, sleeper edged beds, circular seating area, metal gazebo, a selection of outside shed and potting sheds, The garden is sub divided by a timber arch. the garden is enclosed by a combination of mature boundaries offering a good degree of privacy with stunning views over Fenstanton Church.

Tenure

Freehold

Council Tax Band - C

