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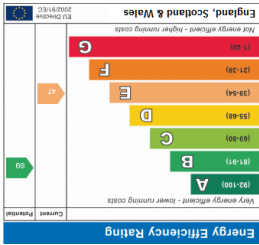
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Peter Lane & Partners

EST 1996

Town & Country



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- Individual Extended Detached Home
- Impressive Kitchen/Breakfast Room
- Games Room/Bar With Full Sized Snooker Table Available
- Garaging

- Four Double Bedrooms With En Suite To Principal Bedroom
- Three/Four Reception Rooms
- Quarter Acre Gardens
- Non Estate Position



**Recessed Entrance Porch To**

UPVC double glazed front door with side panels to

**Reception Hall**

14' 5" x 7' 10" (4.39m x 2.39m)

Double panel radiator, stairs to first floor with under stairs storage, dado rail, coving to ceiling, laminate flooring.

**Cloak Room**

Coats hanging area, door to under stairs storage cupboard, ceramic tiled flooring.

**Garage**

17' 1" x 11' 9" (5.21m x 3.58m)

Single up and over door, power, lighting and private door to the side.

**Sitting Room**

13' 9" x 12' 2" (4.19m x 3.71m)

Sliding double glazed patio doors to garden terrace to the rear, TV point, telephone point, central feature fire place with inset Living Flame coal effect gas fire with brick work chimney feature, wall light point, cornicing to ceiling, internal arch access to

**Dining Room**

14' 9" x 12' 2" (4.50m x 3.71m)

UPVC bow window to front aspect, two double panel radiators, wall light points, cornicing to ceiling.

**Kitchen/Breakfast/Family Room**

22' 0" x 20' 4" (6.71m x 6.20m)

An impressive light open plan re-fitted contemporary space with a range of base and wall mounted units with complementing granite work surfaces. up-standers and sills, inset one and a half bowl sink unit with mono bloc mixer tap, a double aspect room with UPVC windows to two rear aspects and sliding double glazed patio doors to garden terrace to the side and further door to rear aspect, integral induction five ring hob incorporating wok burner and contemporary extractor unit fitted above, integral double electric oven, drawers and pan drawers, automatic dishwasher, recessed lighting, coving to ceiling, glass fronted display cabinets, sliding shelf storage units, space for fridge freezer, laminate flooring.

**Family Room**

Double panel radiator, coving to ceiling, laminate flooring.

**Utility/Boot Room**

9' 10" x 8' 10" (3.00m x 2.69m)

A double aspect room with UPVC window to rear aspect and glazed door to garden terrace, single panel radiator, coving to ceiling, inset circular sink unit with mixer tap, appliance spaces, access to insulated loft space, base units, coats hanging area, ceramic tiled flooring.

**Study**

8' 10" x 5' 7" (2.69m x 1.70m)

Single panel radiator, two UPVC windows to rear aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, coving to ceiling.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to rear aspect, coving to ceiling, recessed lighting, ceramic tiled flooring.

**First Floor Galleried Landing**

Coving to ceiling, single panel radiator.

**Principal Bedroom**

14' 9" x 11' 2" (4.50m x 3.40m)

UPVC bow window to front aspect, contemporary wardrobe range with His and Hers double units, shelved display recess, double panel radiator, coving to ceiling.

**En Suite Shower Room**

7' 10" x 7' 7" (2.39m x 2.31m)

Fitted in a three piece suite comprising low level WC, screened over sized shower enclosure with independent shower unit fitted over, chrome heated towel rail, glass fronted display cabinets, base mounted unit, under lit recess, extensive ceramic tiling, double panel radiator, coving to ceiling, UPVC window to front aspect.

**Bedroom 2**

13' 9" x 12' 2" (4.19m x 3.71m)

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

**Family Bathroom**

9' 2" x 7' 10" (2.79m x 2.39m)

Fitted in a four piece white suite comprising low level WC, screened shower enclosure with independent shower unit fitted over, extensive tiling and contour border tiling, vanity wash hand basin with mixer tap, panel bath with hand mixer shower, UPVC window to rear aspect, airing cupboard housing pressurised hot water system and shelving, radiator and integral towel rail, access to loft space.

**Bedroom 3**

13' 5" x 11' 6" (4.09m x 3.51m)

Double panel radiator, wardrobe range, coving to ceiling.

**Bedroom 4**

11' 6" x 9' 10" (3.51m x 3.00m)

Single panel radiator, UPVC window to garden aspect, access to loft space, cupboard storage, laminate flooring.

**Outside**

To the front is an expanse of brick paviour giving provision for up to six vehicles, the garden is enclosed by mature screening and offers a good degree of privacy and security. The rear garden is divided into two parts with an extensive paved seating area with timber constructed planters and double gates leading to an additional area with garden shed, water butts and gated access to the front, a raised timber decked seating area, outside lighting, a further area of paving leading on to an expanse of lawn, stocked with a selection of mature trees enclosed by high mature and private boundaries enclosed by a combination of panel fencing and mature evergreen hedging.

**Games Room**

23' 4" x 16' 5" (7.11m x 5.00m)

Full size snooker table (available by separate negotiation), a double aspect room with French doors to garden to the rear and UPVC windows to side aspect, wall light points, insulated, power, lighting and incorporates a small bar area with fixed display shelving and LED lighting, Economy 7 panel heaters.

**Tenure**

Freehold

Council Tax Band - E

