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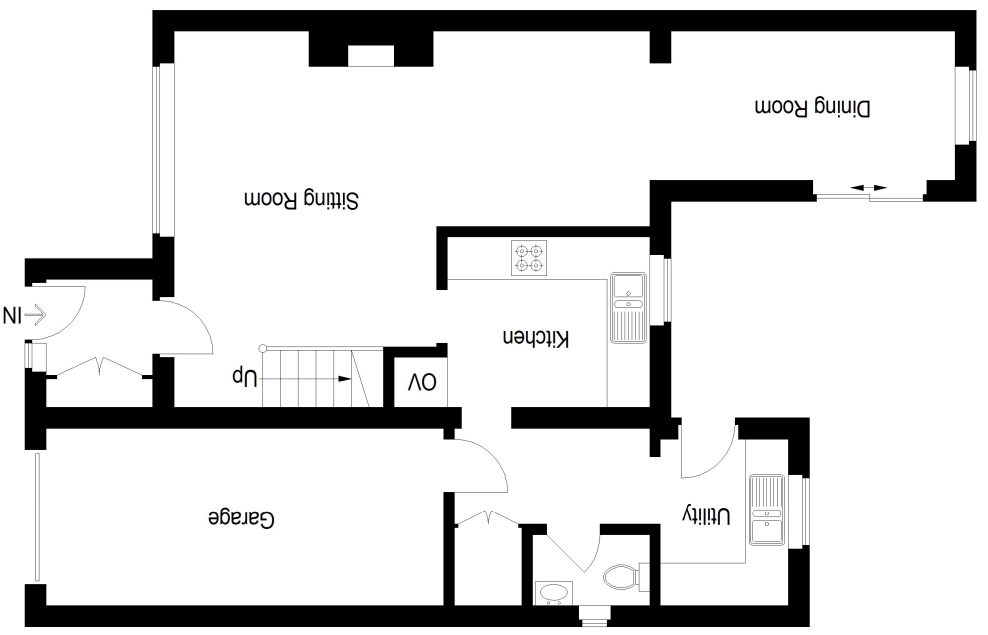
Mayfair Office Cashel House 15 Thayer St, London
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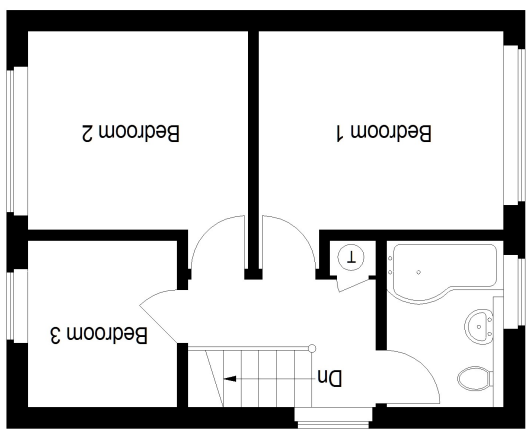
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, tapes and compass bearings before making any decisions reliant upon them. (D1281897)

Housepix Ltd

Ground Floor



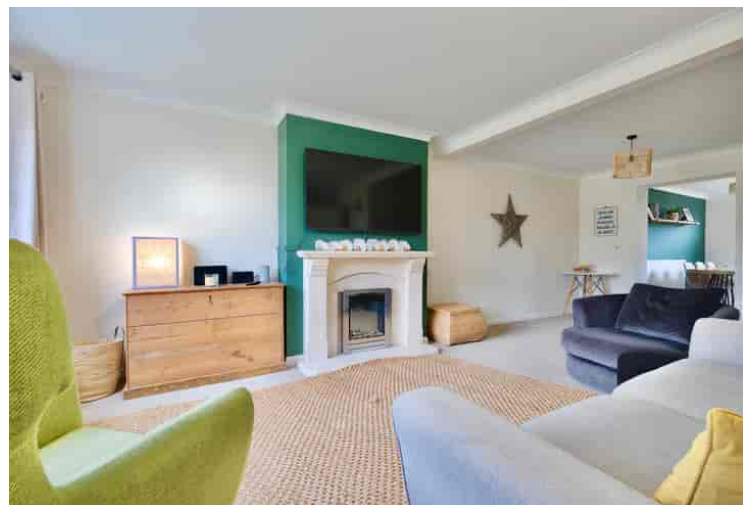
First Floor



Approximate Gross Internal Area (Including Garage)
 112.5 sq m / 1211 sq ft



- Highly Sought After And Desirable Fairfield Development
- Spacious Living Room And Separate Dining Room
- Modern Family Bathroom And Ground Floor Cloakroom
- Integral Garage With Ample Off Road Parking
- South Of St Audrey Lane
- Three Generous Sized Bedrooms
- Re-Fitted Kitchen And Separate Utility Room
- Beautifully Presented Throughout
- Walking Distance Of Town Centre And Local Schools
- No Forward chain



Composite Glazed Door To

Entrance Porch

Double glazed window to front, cloaks cupboard with shelving and hanging rail.

Living Room

22' 0" x 17' 5" (6.71m x 5.31m)

Double glazed window to front, coving to ceiling, radiator, central feature fireplace with inset electric fire, understairs storage cupboard, stairs to first floor landing with glass balustrade, opening to:

Dining Room

13' 11" x 7' 5" (4.24m x 2.26m)

Double glazed window to rear, double glazed sliding door to patio, coving to ceiling, radiator.

Kitchen

8' 5" x 8' 1" (2.57m x 2.46m)

Double glazed window to rear, re-fitted in a range of base and wall mounted units, drawer units with complementary work surfaces over with upstands, under unit lighting, one and a half sink and drainer with mixer tap, fitted gas hob with cooker hood over, fitted electric oven and microwave, integrated fridge freezer, coving to ceiling, pelmet lighting, recessed downlighters.

Inner Lobby

8' 3" x 5' 7" (2.51m x 1.70m)

Coving to ceiling, recessed downlighters, a range of fitted cupboards, radiator, arch to

Cloakroom

Double glazed window to side, recessed downlighters, coving to ceiling, fitted in a two piece suite comprising low-level WC, wash hand basin, complementing tiling.

Utility Room

7' 4" x 5' 9" (2.24m x 1.75m)

Double glazed window to rear, UPVC double glazed door to side, coving to ceiling, recessed downlighters, re-fitted in a range of base and wall mounted units with complementary work surfaces and matching upstands, one and a half bowl sink and drainer with mixer tap over, space and plumbing for washing machine, wall mounted gas central heating boiler.

First Floor Landing

Double glazed window to side, glass balustrade access to loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed window to rear, recessed downlighters, radiator.

Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m)

Double glazed window to front, radiator.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to front, radiator.

Family Bathroom

Double glazed window to rear, fitted in a modern three suite comprising low level WC with concealed cistern, vanity wash hand basin, P shaped bath with mixer shower unit over and shower screen, fully tiled surrounds, heated towel rail, recessed downlighters.

Outside

16' 6" x 8' 2" There is a block paved driveway providing off road parking for a number of vehicles leading to the **Integral Garage** measuring 18'6 x 8'2 (5.03m x 2.49m) with up and over door, power, lighting, internal door to inner lobby. The front garden is laid to lawn with planted borders and outside lighting. Side gated access leads to the rear garden which is laid to lawn with planted borders, patio seating area, outside light, garden shed and fully enclosed.

Agents Note

The property is of steel frame construction.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold
Council Tax Band - C

