



Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft

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. (D1035966)



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- Impressive Extended Accommodation
- Re-Fitted Sanitary Ware
- Mature And Private Garden
- No Forward Chain
- Three Generous Reception Rooms
- Beautifully Presented Accommodation
- Prime Green End Location



Fan Light Panel Door To

Entrance Porch

4' 6" x 4' 2" (1.37m x 1.27m)

Picture window to front aspect, flagstone flooring, double glazed internal door to

Sitting Room

20' 8" x 11' 6" (6.30m x 3.51m)

A light double aspect room with UPVC picture window to front and French doors accessing garden terrace to the rear, stairs to first floor, central functional feature fireplace with cast inset timber surround and tiled hearth, TV point, telephone point, two double panel radiators, wall light points, central heating thermostat, engineered Beech flooring, glazed internal door accesses

Dining Room

14' 2" x 11' 2" (4.32m x 3.40m)

Double panel radiator, wall light points, French doors accessing garden terrace, engineered Oak flooring, glazed internal double doors access **Study/Morning Room**, double internal glazed doors with glazed panels access

Kitchen/Breakfast Room

16' 9" x 12' 2" (5.11m x 3.71m)

A light double aspect room UPVC windows and door to garden aspect, two UPVC windows to side aspect, fitted in a bespoke range of Shaker style base and wall mounted cabinets, space for central cooking range with suspended extractor and under lit pelmet, fixed display shelving, drawer units, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, central island work station with Beech butchers block, corner shelf display unit, double drainer granite topped Butler sink unit with mono bloc mixer tap, double panel radiator, recessed lighting, walk in pantry shelved with lighting, flagstone flooring.

Study/Morning Room

11' 8" x 10' 10" (3.56m x 3.30m)

UPVC picture window to front aspect, double panel radiator, recessed lighting, central York Stone functional fireplace with tiled hearth, engineered Oak flooring.

First Floor Landing

Engineered Oak flooring, access to insulated loft space with ladder, power and lighting, recessed lighting, UPVC window to side access.

Principal Bedroom

14' 4" x 8' 4" (4.37m x 2.54m)

Double panel radiator, French doors accessing roof line to the rear, double wardrobe with hanging and shelving, wall light points, airing cupboard housing hot water cylinder and shelving, engineered Oak flooring.

Bedroom 2

11' 6" x 10' 9" (3.51m x 3.28m)

UPVC window to front aspect, double panel radiator, engineered Oak flooring.

Bedroom 3

11' 6" x 10' 8" (3.51m x 3.25m)

UPVC window to front aspect, double panel radiator, engineered Oak flooring.

Family Bathroom

9' 10" x 5' 10" (3.00m x 1.78m)

Fitted in a four piece reproduction white period suite comprising roll top bath with hand mixer shower, low level WC, pedestal wash hand basin, screened shower enclosure with multi head shower unit and over head shower, extractor unit, full Travertine tiling, UPVC picture window to rear aspect, recessed lighting, chrome heated towel rail, Travertine floor tiling.

Outside

The frontage is pleasantly arranged with an extensive lawn and drive way sufficient for two large vehicles. The rear garden is mature and private enclosed by a combination of panel fencing and mature screening, stocked with a selection of ornamental trees, evergreen shrubs, an extensive paved terrace and seating area with lighting and gated access to the front, external power point, wall light points, a selection of flower beds ,vegetable preparation area and a timber shed.

Tenure

Freehold

Council Tax Band - C

