



The Vale, Hinchbrook Park PE29 6JX

Guide Price £350,000



- Twigden Built Family Home
- Three Double Bedrooms
- Versatile Three Storey Accommodation
- En Suite And Dressing Room To Principal Bedroom
- Impressive Sized Kitchen/Dining Room
- Garaging And South Facing Garden
- Close To Hospital And Walking Distance Of Train Station
- Catchment Area And Within Walking Distance Of Hinchbrook School And Cromwell Academy School
- Situated Within Walking Distance To Hinchbrook Country Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Peter Lane
PARTNERS
—EST 1990—

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

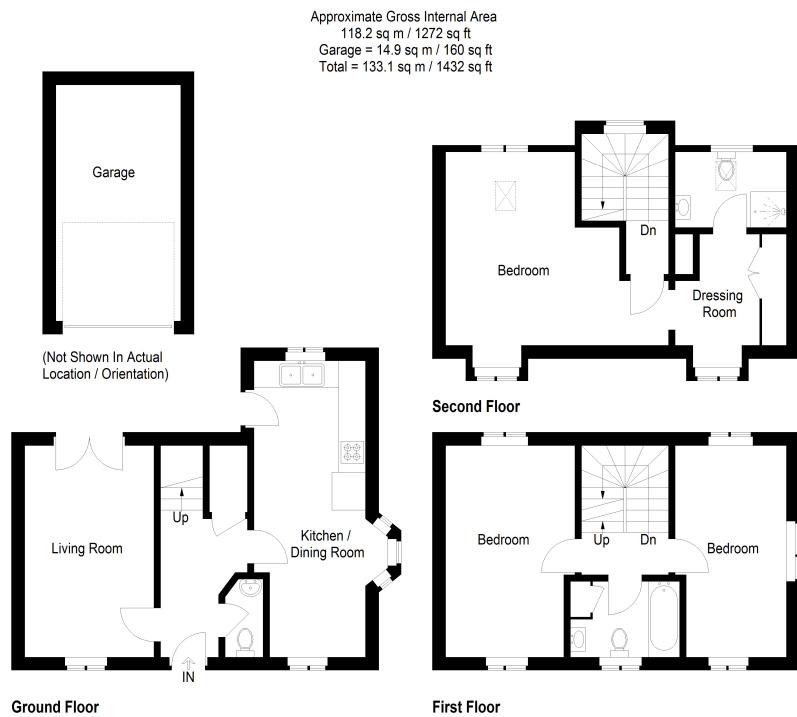
St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



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. (ID1161466)
Housepix Ltd

Peter Lane & Partners
EST 1998



Double Glazed Entrance Door To

Entrance Hall

Stairs to first floor, storage cupboard, radiator.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin, tiled surrounds, radiator.

Sitting Room

15' 7" x 9' 7" (4.75m x 2.92m)

A light double aspect room with UPVC window to front and French doors accessing garden terrace, central feature fireplace with inset Living Flame coal effect electric fire, two radiators, coving to ceiling.

Kitchen/Dining Room

21' 9" x 9' 10" (6.63m x 3.00m)

A light triple aspect room with UPVC window to front, bay window to side and UPVC window to garden aspect, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, drawer units, integrated automatic dishwasher, space for American style fridge freezer, integral double electric oven and gas hob with bridging unit and extractor fitted above, one and a half bowl stainless steel sink unit with directional mono bloc mixer tap, two radiators, part ceramic and part vinyl flooring.

First Floor Landing

Double glazed window to rear aspect, stairs to second floor.

Bedroom 2

15' 8" x 9' 5" (4.78m x 2.87m)

A double aspect room with UPVC windows to front and rear aspects, two radiators.

Bedroom 3

15' 8" x 8' 5" (4.78m x 2.57m)

A triple aspect room with UPVC windows to front, side and rear, two radiators.

Family Bathroom

Re-fitted in a three piece white suite comprising low level WC, panel bath with independent shower unit over and shower screen, pedestal wash hand basin with tiling, airing cupboard housing pressurised hot water system, radiator, chrome heated towel rail, re-tiled surrounds, extensive ceramic tiling, extractor, UPVC window to front aspect, recessed lighting.

Second Floor Landing

UPVC window to rear aspect.

Principal Bedroom

16' 10" x 14' 4" (5.13m x 4.37m)

A light double aspect room with UPVC window to front and Velux window to rear aspect, TV point, telephone point, two radiators.

Dressing Room

8' 8" x 6' 2" (2.64m x 1.88m)

Wardrobe units, UPVC window to front aspect, access to insulated loft space.

En Suite Shower Room

Fitted in a three piece white suite comprising WC, oversized screened shower enclosure with independent shower unit fitted over, heated towel rail, extensive tiling, Velux window to rear aspect, vinyl flooring.

Outside

There is a brick paviour driveway sufficient for one to two small vehicles with an additional parking area immediately to the front of the property. There is a **Single Garage** with single up and over door, power, lighting and private door to the side. The rear garden is pleasantly arranged with an extensive circular paved terrace, areas of lawn, outside tap and lighting, garden shed, slate beds edged in sleepers and enclosed by a combination of panel fencing offering a good degree of privacy with gated access to the front.

Tenure

Freehold

Council Tax Band - C

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.