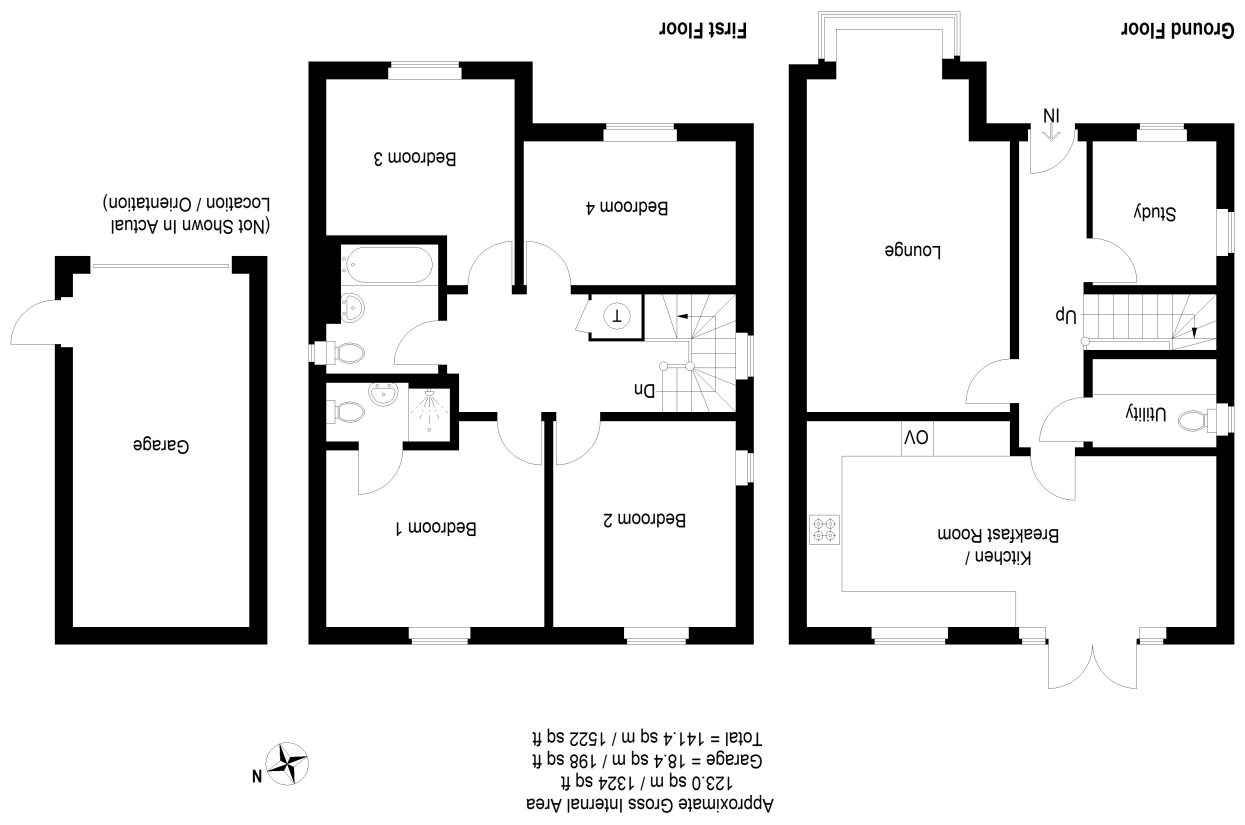


**Huntingdon Office: 01480 414800**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day

Huntingdon 60 High Street St Neots Tel: 01480 414800	Kimbolton 24 High Street St Neots Tel: 01480 406400	Kimbolton 15 Tayer St, London Cashel House Tel: 0870 1127099
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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, hapes and compass bearings before making any decisions reliant upon them. (ID1154583)  
 Housepix Ltd





- Stunning Bellway Built Family Home
- Impressive 22' Kitchen/Family Room With Integrated Appliances
- Larger Than Average Walled Garden
- Popular Village Location

- En Suite To Principal Bedroom
- 22' Sitting Room And Separate Study
- Garaging And Two Car Driveway
- No Forward Chain



**Glazed Composite Front Door To**

**Entrance Hall**

19' 1" x 2' 11" (5.82m x 0.89m)

Stairs to first floor, Amtico flooring.

**Study**

8' 1" x 6' 11" (2.46m x 2.11m)

A light double aspect room with UPVC windows to front and side aspects, TV point, telephone point, double panel radiator, Amtico flooring.

**Cloakroom/Utility Room**

6' 11" x 6' 4" (2.11m x 1.93m)

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap and tiling, fuse box and master switch, double panel radiator, work surfaces, upstands and base cabinets, appliance spaces, UPVC window to side aspect, Amtico flooring.

**Sitting Room**

22' 3" x 11' 4" (6.78m x 3.45m)

UPVC bay window to front aspect, TV point, telephone point, two double panel radiators.



**Kitchen/Dining Room**

22' 5" x 9' 2" (6.83m x 2.79m)

A light ,open plan contemporary space with UPVC French doors to garden terrace and UPVC window to rear, double panel radiator, fitted in a range of base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer resin sink unit with directional mono bloc mixer tap, drawer units, pan drawers, integral double oven and gas hob with suspended AEG extractor, integrated fridge freezer and dishwasher, ceramic tiled flooring.



**First Floor Landing**

Double panel radiator, access to loft space, cupboard housing pressurised hot water system and storage.

**Principal Bedroom**

12' 11" x 12' 0" (3.94m x 3.66m)

UPVC window to garden aspect, double panel radiator, inner access to



**En Suite Shower Room**

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, double panel radiator, ceramic tiling, recessed lighting, extractor, ceramic tiled flooring.

**Bedroom 2**

13' 0" x 10' 1" (3.96m x 3.07m)

A light double aspect room with UPVC windows to side and rear aspects, double panel radiator.

**Bedroom 3**

10' 10" x 10' 6" (3.30m x 3.20m)

UPVC window to front aspect, double panel radiator.

**Bedroom 4**

11' 9" x 7' 7" (3.58m x 2.31m)

UPVC window to front aspect, double panel radiator.

**Family Bathroom**

6' 9" x 6' 9" (2.06m x 2.06m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, extensive ceramic tiling, UPVC window, extractor unit, recessed lighting, double panel radiator, ceramic tiled flooring.

**Outside**

The property stands on a pleasantly arranged garden with an extensive lawned frontage with stocked borders and a brick paviour driveway sufficient for two vehicles accessing the **Single Garage** measures 20' 1" x 9' 11" (6.12m x 3.02m) with single up and over door, fuse box and master switch, power, lighting and private door to the side. The rear garden has an extensive paved terrace, area of lawn, outside tap and lighting. The garden is enclosed by a combination of panel fencing and brick walling with gated access to the parking area.

**Tenure**

Freehold

Estate Management Fees - TBC

Council Tax Band - D

