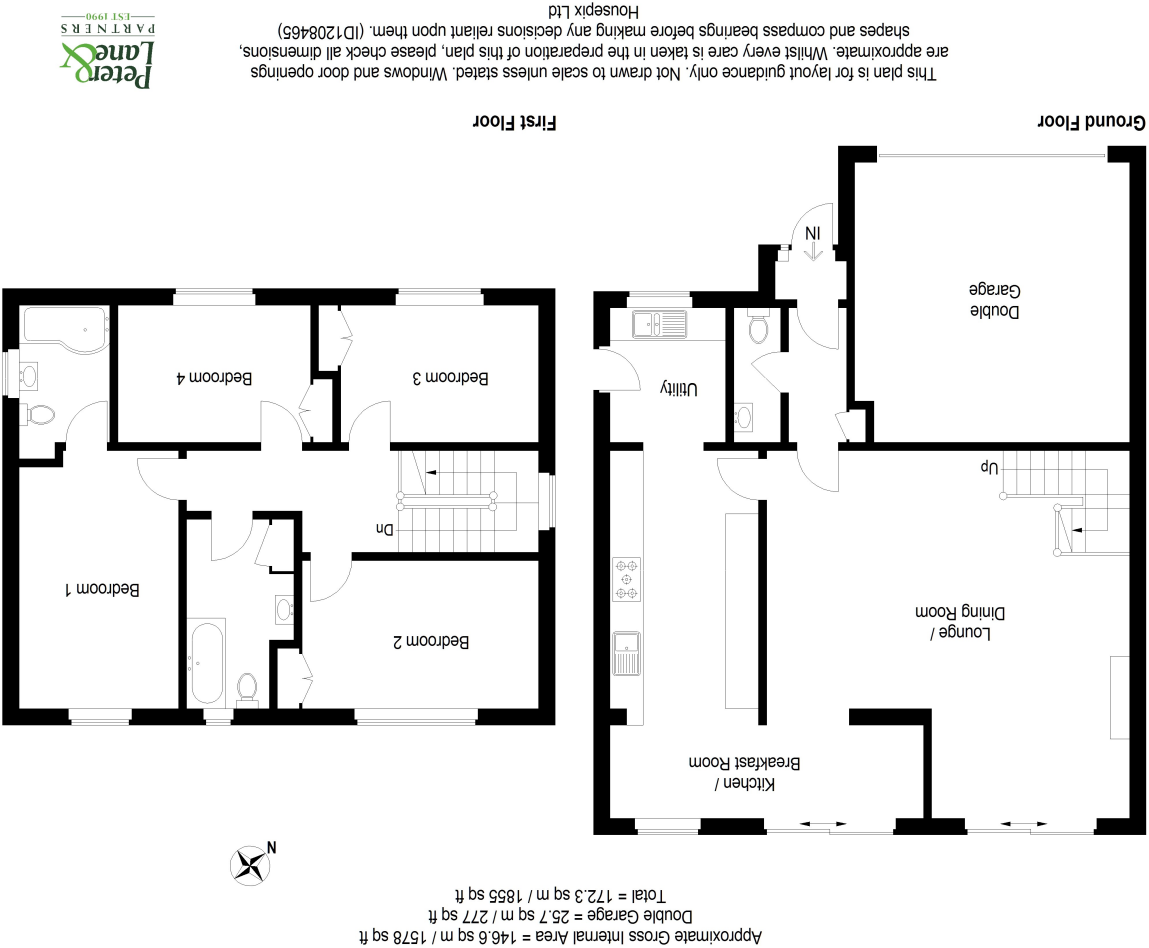


**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

<b>Huntingdon</b>	<b>St Neots</b>	<b>Kimbolton</b>	<b>Mayfair Office</b>
60 High Street	32 Market Square	24 High Street	Cashel House
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- Beautifully Positioned Family Home
- Extended Ground Floor Accommodation
- En Suite To Principal Bedroom
- Double Garaging
- Desirable Village Location
- Four Bedrooms
- Impressive 22' x 15' Living Room
- Mature And Private Gardens
- Stunning Open Field Views

**UPVC Double Glazed Front Door To**

**Entrance Porch**

Ceramic tiled flooring, coats hanging area, panel-work to ceiling, UPVC door to

**Inner Hall**

8' 6" x 4' 2" (2.59m x 1.27m)

Ceramic tiled flooring, single panel radiator, telephone point, large cloaks cupboard.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with cabinet storage and tiling, coving to ceiling, ceramic tiled flooring, single panel radiator.

**Sitting Room**

22' 4" x 15' 3" minimum (6.81m x 4.65m)

Incorporating **Dining Area**. A generous 'L' shaped space with open tread staircase to first floor, UPVC sliding double glazed patio doors to garden terrace, central feature fireplace with moulded timber surround, granite hearth and inset Living Flame gas fire, TV point, telephone point, coving to ceiling, double panel radiator.

**Kitchen**

21' 9" x 18' 7" (6.63m x 5.66m)

Sliding double glazed patio doors to garden terrace, UPVC window to rear aspect, ceramic tiled flooring, double panel radiator, coving to ceiling, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, corner shelf display unit, appliance spaces, inset circular sink unit with mixer tap, under unit lighting, space for cooking range with suspended stainless steel extractor, drawer units and pan drawers, concealed gas fired Worcester Bosch central heating boiler serving hot water system and radiators, larder unit, inner door to

**Laundry Room**

8' 0" x 6' 9" (2.44m x 2.06m)

A double aspect room with UPVC window to front aspect and UPVC door to side aspect, inset one and a half bowl sink unit with directional mixer tap, appliance spaces, ceramic tiled flooring, coving to ceiling.

**First Floor Galleried Landing**

UPVC window to side aspect, single panel radiator, access to insulated loft space.

**Principal Bedroom**

15' 4" x 9' 6" (4.67m x 2.90m)

UPVC window to rear aspect, radiator, coving to ceiling.

**En Suite Bathroom**

8' 2" x 5' 10" (2.49m x 1.78m)

Fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, 'P' shaped panel bath with folding shower screen and mixer tap hand shower, double panel radiator, full ceramic tiling, UPVC window to side aspect, ceramic tiled flooring.

**Bedroom 2**

14' 2" x 9' 0" (4.32m x 2.74m)

Single panel radiator, UPVC window to rear aspect, double wardrobe with hanging and shelving, coving to ceiling.

**Bedroom 3**

11' 10" x 8' 4" (3.61m x 2.54m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

**Bedroom 4**

11' 2" x 8' 2" (3.40m x 2.49m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

**Family Bathroom**

11' 5" x 7' 5" (3.48m x 2.26m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, extensive tiling, airing cupboard with shelving and independent electric heater, panel bath with hand mixer shower, UPVC window to rear aspect, ceramic tiled flooring, double panel radiator, coving to ceiling.

**Outside**

The property stands on large mature and established gardens with an extensive lawned frontage stocked with ornamental trees and parking provision for several vehicles accessing the **Integral Double Garage** with single up and over door, power and lighting, EV charging point, gated access to the rear. The rear garden is beautifully arranged, private and mature with heavily stocked flower beds and borders, ornamental shrubs and trees. There is an extensive paved terrace, outside tap and lighting, areas of lawn and enclosed by a combination of mature screening with post and rail fencing. The property backs on to stunning open pastureland, stocked with trees and mature hedgerow and under a conservation ruling.

**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 - E

