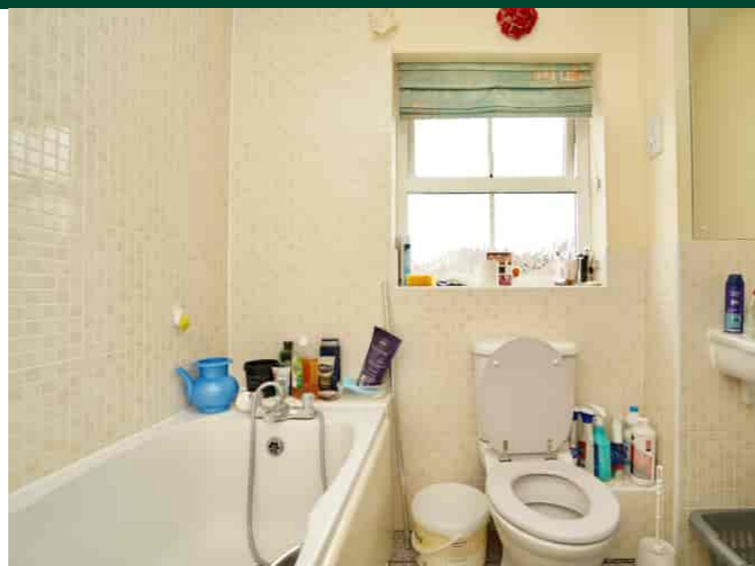


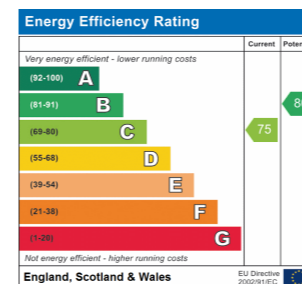


63 Christie Drive, Hinchingsbrooke, Huntingdon PE29 6JP

Guide Price £350,000



- Twigden Built Three Bedroom Home
- Garaging And Car Port
- Good Sized Rear Garden
- Hinchingsbrooke School Catchment Area
- Walking Distance Of Railway Station
- Two Minutes Walk to Hinchingsbrooke Country Park
- No Forward Chain
- Close To Hospital



**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

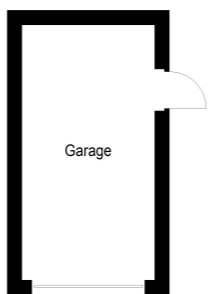
Mayfair Office  
Cashel House  
15 Thayer St, London  
0870 1127099

Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft  
Garage = 14.4 sq m / 155 sq ft  
Total = 113.1 sq m / 1217 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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. (ID1008419)  
Housepix Ltd

**Peter Lane & Partners**  
EST 1990

## Accommodation Consists Of

### Glazed Leaded Light Stained Panel Door to

### Entrance Hall

Stairs to the first floor, double panel radiator, cloaks hanging area, coving to ceiling, central heating thermostat.

### Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to front, ceramic tiled flooring.

### Sitting Room

13' 10" x 13' 6" (4.22m x 4.11m)  
UPVC French doors to garden terrace to the rear, central fire place with moulded timber surround, inset coal effect gas fire with granite hearth, coving to ceiling, understairs storage cupboard.

### Dining Room

10' 6" x 9' 6" (3.20m x 2.90m)  
UPVC window to front, double panel radiator, coving to ceiling.

### Kitchen

11' 8" x 9' 7" (3.56m x 2.92m)  
Fitted in a range of base and wall mounted cabinets with complimenting work surfaces and tiling, single drainer one and half bowl stainless steel sink unit with mixer tap, UPVC window to garden aspect, integral automatic dishwasher, drawer units and appliance spaces, ceramic tiled flooring, coving to ceiling.

### First Floor Landing

UPVC window to front aspect, coving to ceiling, access to insulated loft space, double airing cupboard housing Mega Flow hot water system.

### Master Bedroom

14' 3" x 13' 11" (4.34m x 4.24m)  
Fitted wardrobe range with hanging and shelving, UPVC window to rear aspect, double panel radiator, coving to ceiling.

### En Suite

7' 8" x 5' 0" (2.34m x 1.52m)  
UPVC window to front, fitted in a three piece white suite comprising oversized screened shower enclosure with independent shower fitted over, low level WC, wall mounted wash hand basin with tiling, contour border tiling, ceramic tiled flooring, extractor and recessed lighting.

### Bedroom 2

10' 1" x 7' 10" (3.07m x 2.39m)  
UPVC window to rear aspect, double panel radiator and coving to ceiling.

### Bedroom 3

13' 11" x 6' 11" (4.24m x 2.11m)  
UPVC window to front, double panel radiator, coving to ceiling.

### Family Bathroom

7' 11" x 6' 1" (2.41m x 1.85m)  
Fitted in a four piece white suite comprising low level WC, wall mounted wash hand basin, shaver point, panel bath with hand mixer shower, recessed lighting and extractor, screened shower enclosure with independent shower fitted over, UPVC window to rear garden.

### Outside

To the rear there is a generous rear garden with paved terrace, shaped lawn, small greenhouse and prepared borders, enclosed by panel fencing offering a reasonable degree of privacy. There is a single garage and carport giving provision for one or more vehicles, up and over door, power and lighting and private UPVC door to the side garden. The front garden is enclosed by wrought iron rails and planted with shrubs.

### 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

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