

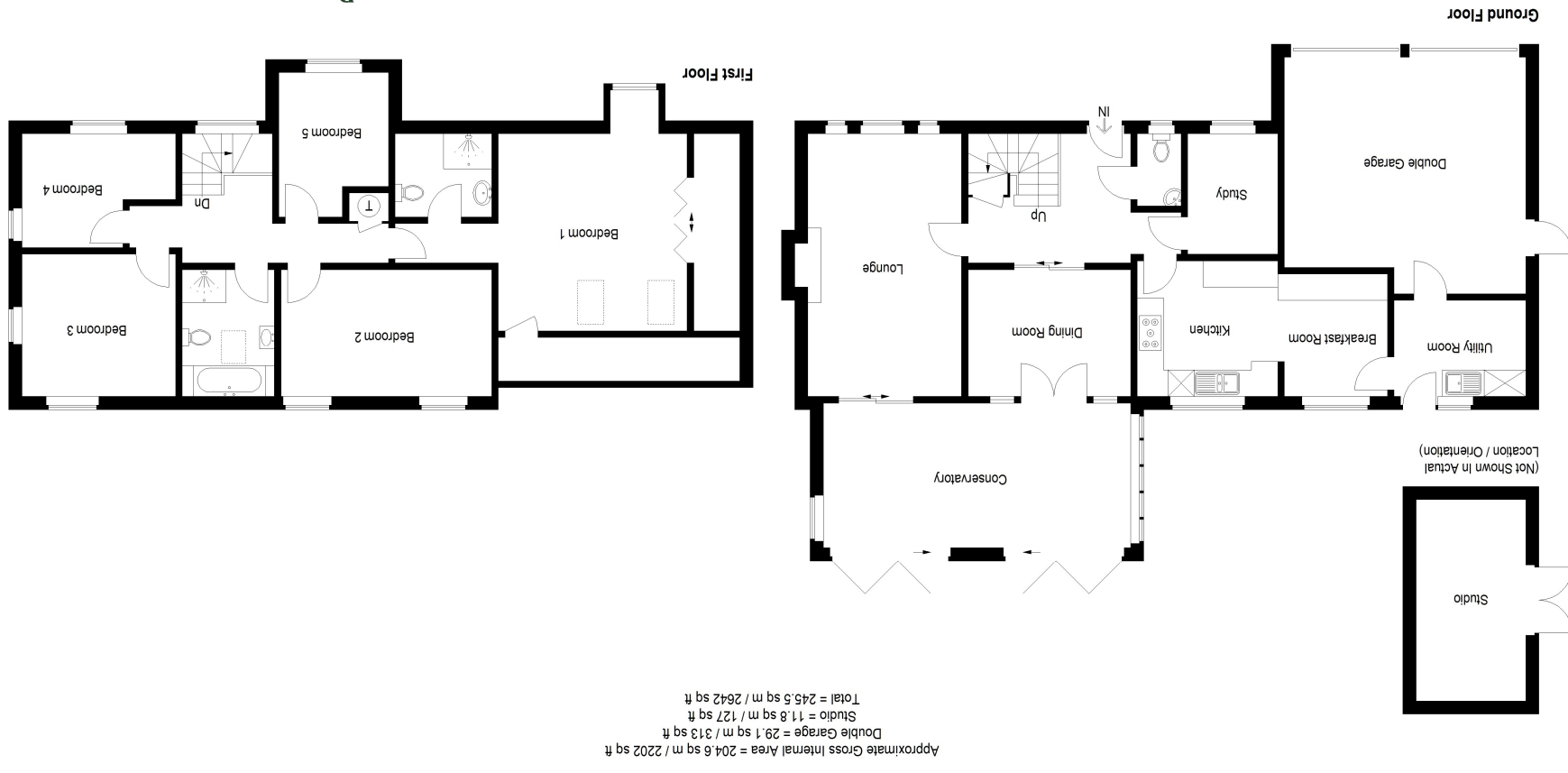
Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
83	84

**Huntingdon branch: 01480 414800**  
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**St Neots** 32 Market Square  
**Kimbolton** 24 High Street

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**Huntingdon** 01480 414800  
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- Impressive Detached Family Home
- Contemporary Garden Room
- Studio/Home Office
- Solar Panel System Installed

- Five Bedrooms
- Double Garaging
- Large Mature And Private Gardens



**Recessed Entrance Porch Accessing**

Glazed panel door to

**Reception Hall**

15' 1" x 8' 10" (4.60m x 2.69m)

Stairs to first floor, single panel radiator, under stairs storage cupboard, coving to ceiling.

**Cloakroom**

Fitted a two piece white suite comprising low level WC, corner wash hand basin with tiling, window to front aspect, ceramic tiled flooring, heated towel rail, extractor, coving to ceiling.

**Living Room**

19' 8" x 11' 6" (5.99m x 3.51m)

A light, double aspect room with windows to front and internal patio doors to **Garden Room**, central featured fire place with brick work chimney feature and inset wood burner, TV point, telephone point, dimmer switch, coving to ceiling.

**Study**

9' 2" x 6' 7" (2.79m x 2.01m)

Sealed unit leaded light window to front aspect, single panel radiator, coving to ceiling.

**Kitchen/Breakfast Room**

18' 4" x 10' 2" (5.59m x 3.10m)

A pleasantly arranged open plan space with re-fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, space for cooking range with suspended extractor unit fitted above, drawer units, pan drawers, integrated automatic dishwasher, space and plumbing for American style fridge freezer, integral microwave, further drawer units, Karndean flooring. Windows to garden aspect.

**Utility Room**

9' 6" x 6' 11" (2.90m x 2.11m)

Single panel radiator, re-fitted in a range of base units with appliance spaces, single drainer stainless steel sink unit with mixer tap, re-tiled surrounds, window and door to garden terrace, coving to ceiling, Karndean flooring, internal door to

**Dining Room**

12' 2" x 10' 2" (3.71m x 3.10m)

Double panel radiator, wall light points, coving to ceiling, open access to

**Garden Room**

23' 4" x 10' 6" (7.11m x 3.20m)

An impressive contemporary open plan space with vaulted roof line and bi-fold doors to garden terrace to the rear, wall light points, composite flooring, custom fitted blinds.

**First Floor Landing**

Access to insulated loft space, airing cupboard housing hot water cylinder and shelf space, coving to ceiling.

**Principal Bedroom**

17' 5" x 14' 1" (5.31m x 4.29m)

A double aspect room with windows to front aspect and Velux windows to garden aspect to the rear, eaves storage cupboard, extensive wardrobe range with hanging and shelving, two double panel radiators, telephone point, TV point.

**En Suite Bathroom**

6' 7" x 6' 3" (2.01m x 1.91m)

Re-fitted in a contemporary three piece white suite comprising low level WC, pedestal wash hand basin with porcelain tiling, over sized shower enclosure with remote independent Mira shower unit fitted over, extensive tiling, Velux window to front aspect, two heated towel rails, extractor, Karndean flooring, recessed lighting, coving to ceiling.

**Bedroom 2**

15' 9" x 9' 6" (4.80m x 2.90m)

Two double glazed windows to garden aspect, single panel radiator, coving to ceiling.

**Bedroom 3**

11' 6" x 10' 10" (3.51m x 3.30m)

A double aspect room with windows to side and rear aspects, single panel radiator, dimmer switch, coving to ceiling.

**Bedroom 4**

11' 6" x 8' 6" (3.51m x 2.59m)

A light double aspect room with windows to front and side aspects, radiator with decorative cover, coving to ceiling.

**Bedroom 5**

10' 10" x 8' 2" (3.30m x 2.49m)

Window to front aspect, single panel radiator, coving to ceiling.

**Family Bathroom**

9' 6" x 5' 11" (2.90m x 1.80m)

Re-fitted in a four piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, porcelain tiling, panel bath with mixer tap, further ceramic tiling, heated towel rail, screened shower enclosure with independent shower unit fitted over and glass contour border tiling, extractor, Karndean flooring, coving to ceiling.

**Outside**

There is an extensive lawned frontage with brick paviour drive way sufficient for several vehicles accessing the **Double Garage** as described. The garden is enclosed by low retaining brick walling. There is an extensive private rear garden measuring approximately 92'x66' (28mx20m) with a neat vegetable preparation area with raised timber beds, timber potting shed, extensive lawns, a large selection of deciduous and evergreen shrubs and trees, constructed planters, an extensive raised terrace seating area with outside tap and lighting. The garden is enclosed by a combination of panel fencing and mature screening. There is a contemporary **Studio/Home Office** measuring 11'6" x 8'2" (3.50m x 2.50m) constructed of self-insulated panels with Cat 5 cabling and external contemporary lighting with double French doors to the front.

**Double Garage**

18' 1" x 17' 9" (5.51m x 5.41m)

Twin up and over doors, power, lighting and glazed door to side aspect.

**Agents Note**

There is a solar panel system installed

**Tenure**

Freehold

Council Tax Band F

