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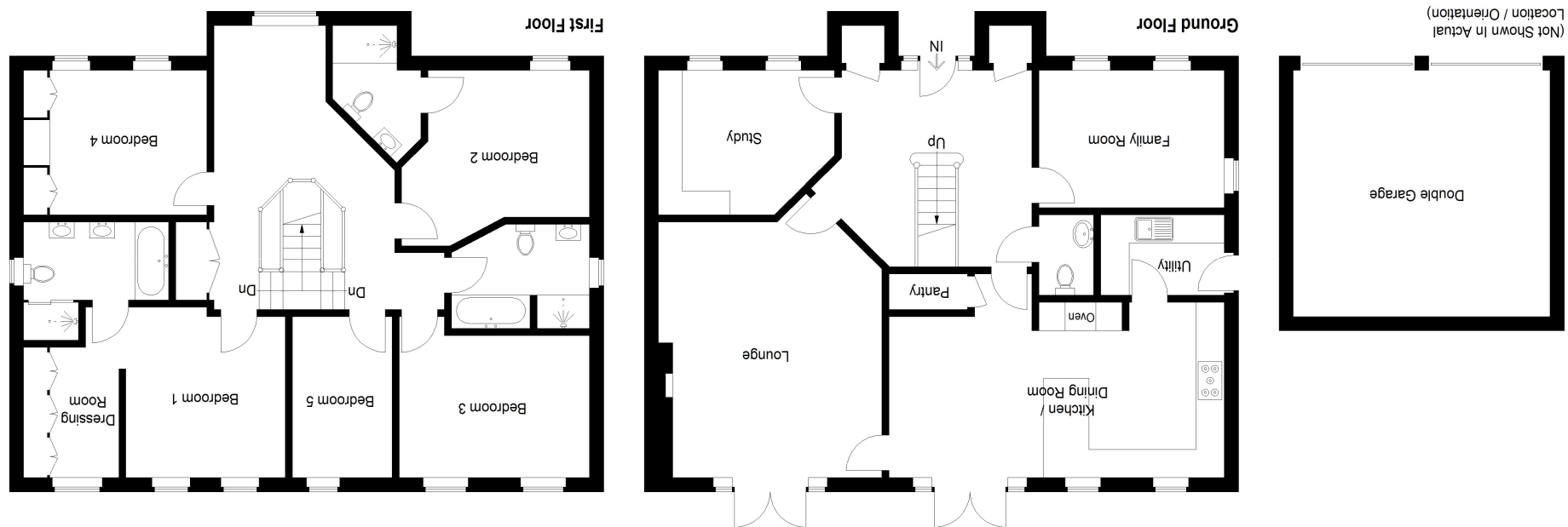
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St Neots Kimbolton
32 Market Square
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Kimbolton Mayfair Office
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1053172)
Housepix Ltd



Approximate Gross Internal Area = 211.0 sq m / 2271 sq ft
Double Garage = 28.6 sq m / 308 sq ft
Total = 239.6 sq m / 2579 sq ft



- David Wilson Flagship Design
- Two En Suites Plus Dressing room To Principal Bedroom
- Three/Four Reception Rooms
- Popular Village Location

- Five Bedrooms
- Impressive Kitchen/Family Room
- Double Detached Garaging



Composite Panel Door With Side Panels

Accessing

Reception Hall

15' 10" x 14' 8" (4.83m x 4.47m)

Central staircase with gallery above, cornicing to ceiling, double panel radiator, cloaks cupboard with hanging and storage, an additional shelved storage cupboard, central heating thermostat, inner door to

Cloakroom

5' 1" x 4' 1" (1.55m x 1.24m)

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, extractor, double panel radiator, porcelain floor tiling.

Study/Family Room

13' 0" x 9' 7" (3.96m x 2.92m)

A light double aspect room with two UPVC windows to front and UPVC window to side aspect, double panel radiator.

Dining Room

12' 7" x 9' 10" (3.84m x 3.00m)

Double panel radiator, UPVC window to front aspect, decorative panel work, bespoke desk unit and underlit fixed display shelving, drawer units, cupboard storage, cornicing to ceiling.

Sitting Room

17' 10" x 15' 5" (5.44m x 4.70m)

UPVC French doors to garden terrace to the rear, two double panel radiators, decorative wall panelling, wall light points, central bespoke media unit incorporating Living Flame coal effect gas fire, fixed display shelving, inner door to

Kitchen/Breakfast Room

23' 5" x 15' 1" (7.14m x 4.60m)

Fitted in a range of contemporary white gloss cabinets with complementing re-constituted stone work surfaces, inset one and a half bowl sink unit with mono block mixer tap, a selection of integrated appliances incorporating automatic dishwasher, five ring gas hob and Wok burner with suspended stainless steel extractor unit fitted above, under unit lighting, twin AEG electric ovens, fridge freezer, two UPVC windows to garden aspect, up-stands and sill finished in stone, recessed lighting, drawer units, pan drawers, double panel radiator, extensive understairs shelved storage cupboard utilised as pantry space, porcelain floor tiling.

Utility Room

9' 3" x 5' 9" (2.82m x 1.75m)

Fitted in a range of white gloss contemporary cabinets with complementing re-constituted stone work surfaces, inset sink unit with mono bloc mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, composite door to side aspect, double panel radiator, porcelain floor tiling.

First Floor Galleried Landing

19' 4" x 16' 5" (5.89m x 5.00m)

A generous open plan space incorporating a pleasant reading area or study space, access to insulated loft space, double airing cupboard housing pressurised hot water system and shelving, UPVC picture window to front aspect, double panel radiator, recessed lighting.

Principal Bedroom

16' 8" x 11' 7" (5.08m x 3.53m)

Three UPVC windows to rear aspect, double panel radiator, sub-divided for **Dressing Room** incorporating triple double wardrobes with hanging and shelving, double panel radiator, inner access to

En Suite Bathroom

9' 6" x 5' 9" (2.90m x 1.75m)

UPVC window to side aspect, fitted in a five piece white suite comprising His and Hers wash hand basins with mono bloc mixer taps, low level WC, oversized screened shower enclosure with independent shower unit fitted over, panel bath with mixer tap, heated towel rail, recessed lighting, shaver point, composite floor covering.

Guest Room

13' 3" x 12' 2" (4.04m x 3.71m)

Two UPVC windows to front aspect, double panel radiator, wardrobe recess, inner access to

Guest En Suite Shower Room

8' 10" x 5' 8" (2.69m x 1.73m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, screened oversized shower enclosure with independent shower unit fitted over, heated towel rail, extractor, composite floor covering.

Bedroom 3

13' 1" x 11' 5" (3.99m x 3.48m)

Two UPVC windows to garden aspect to the rear, double panel radiator.

Bedroom 4

12' 4" x 9' 0" (3.76m x 2.74m)

Two UPVC windows to front aspect, double panel radiator, decorative panel work, bespoke cabinetry incorporating twin wardrobe ranges, fixed display shelving, decorative ceiling rose, composite flooring.

Bedroom 5

11' 5" x 6' 11" (3.48m x 2.11m)

UPVC window to rear aspect, double panel radiator.

Family Bathroom

9' 11" x 7' 7" (3.02m x 2.31m)

UPVC window to side aspect, fitted in a four piece contemporary range of white sanitaryware comprising panel bath with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin with mono block mixer tap, low level WC, heated towel rail, extensive ceramic tiling, composite floor covering.

Outside

There is a pleasant lawned frontage with pebble borders, outside lighting and CCTV. The driveway gives provision for four or more vehicles accessing the **Detached Double Garage** measuring 17' 9" x 17' 1" (5.41m x 5.21m) with twin up and over doors, power, lighting and eaves storage space. The rear garden is pleasantly arranged with an extensive paved seating area, shaped lawns, timber edged borders, a raised timber decked seating area, outside tap and lighting. The garden is enclosed by a combination of panel fencing offering a good degree of privacy. The property benefits from a pleasant open aspect to the front.

Tenure

Freehold

Estate Management Fees Payable - TBC

Council Tax Band - F

