

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. (ID969377)

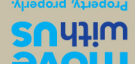


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- Immaculate Detached Family Home
- Living Room, Dining Room and Garden Room
- Garage And Off Road Parking
- Sought After Village Primary School
- Four Good Sized Bedrooms
- Re-Fitted En Suite Shower Room
- Cul De Sac Location
- Excellent Range Of Village Shops



Storm Porch Over

Panel door with double glazed inserts to

Reception Hall

Double glazed window to front aspect, coving to ceiling, radiator with decorative cover, stairs to first floor, wood effect flooring, alarm control panel, central heating thermostat, bespoke under stairs storage unit comprising cloaks cupboard and drawer units, double doors to **Living Room**.

Cloakroom

Double glazed window to side aspect, fitted in a modern two piece white suite comprising low level WC, wash hand basin, complementing tiling, radiator, wood effect flooring.

Living Room

17' 0" x 10' 5" (5.18m x 3.17m)

Double glazed window to front aspect, two radiators, coving to ceiling, dado rail, central stone open fireplace with attractive surround, double doors to

Dining Room

12' 10" x 10' 6" (3.91m x 3.20m)

Coving to ceiling, radiator, dado rail, door to **Kitchen**, bi-fold doors to

Garden Room

Orangery glazed roofing, recessed down lighters, double glazed windows to garden, double glazed doors to patio, wall mounted electric heater, tiled flooring.

Kitchen/Breakfast Room

14' 1" x 9' 2" (4.29m x 2.79m)

Double glazed window to rear and stable style composite door with double glazed insert to rear, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiling, under unit lighting, stainless steel one and a half bowl single drainer sink unit with mixer tap, spaces and plumbing for washing machine and dishwasher, integrated fridge and freezer, integrated electric oven and gas hob with cooker hood over, secondary integrated oven and microwave, breakfast bar, radiator.

First Floor Landing

Access to partially boarded loft space with ladder, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

15' 0" x 10' 10" (4.57m x 3.30m)

Double glazed window to front, coving to ceiling, remote controlled ceiling fan light, two double built in wardrobes with hanging and shelving.

En Suite Shower Room

Double glazed window to front aspect, re-fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle with drench style shower head and hand held attachment, full tiling, chrome heated towel rail, mirror, recessed down lighters, extractor fan.

Bedroom 2

14' 2" x 8' 11" (4.32m x 2.72m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobe with hanging and shelving, remote controlled ceiling fan light.

Bedroom 3

12' 9" x 8' 0" (3.89m x 2.44m)

Double glazed window to rear aspect, coving to ceiling, radiator.

Bedroom 4

10' 5" x 7' 8" (3.17m x 2.34m)

Double glazed window to rear aspect, coving to ceiling, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a modern suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower screen and shower unit over, recessed down lighters, extractor fan, complementing tiling, heated towel rail.

Outside

To the front of the property there is a block paved driveway providing off road parking for three to four vehicles leading to the **Single Garage** with up and over door, power, lighting, consumer unit and housing central heating boiler. The front garden is laid to lawn with mature hedging, outside light and side gated access leading through to the rear garden with outside tap and lighting, raised planter, flower and shrub borders with mature planting, patio seating area, outside power points, garden shed with lighting and door leading through to the front of the property. The rear garden is enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - E

