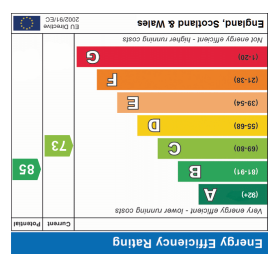


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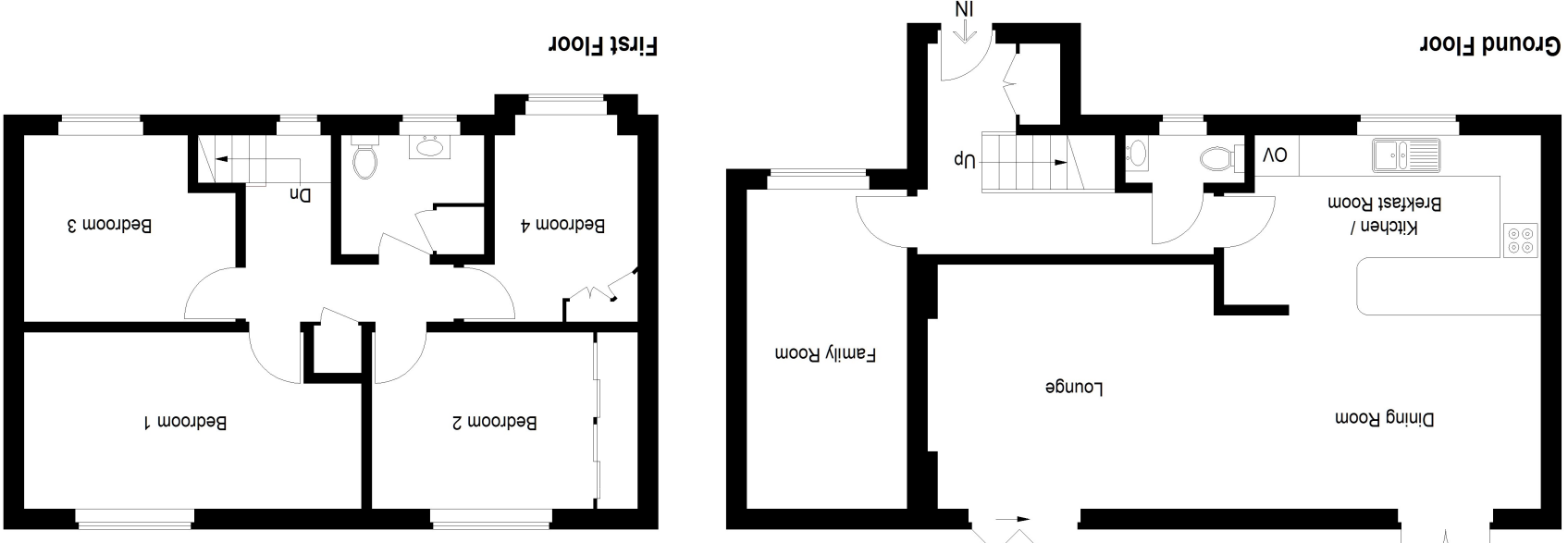


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1108601)
 Housepix Ltd



Approximate Gross Internal Area = 115.3 sq m / 1241 sq ft



- Exceptional Family Home
- Stunning Open Plan Lounge/Dining Room/Kitchen
- Bi-Fold Doors And Wood Burning Stove
- Corner Plot Position With Manicured Lawns
- Walking Distance To Local Amenities

- Four Good Sized Bedrooms
- Re-Fitted Cloakroom And Family Shower Room
- Outside Bar And Covered Gazebo
- Vastly Improved And Modernised



Composite Glazed Door To

Entrance Hall

Double cloaks cupboard, coats hanging area, tiled flooring, vertical radiator, stairs to first floor with glass balustrade and chrome hand rail.

Cloakroom

Double glazed window to front aspect, re-fitted in a two piece suite comprising low level WC, vanity wash hand basin, tiling to half height, radiator, tiled flooring.

Family Room

15' 7" x 7' 7" (4.75m x 2.31m)

Double glazed window to front aspect, recessed down lighters, vertical radiator, tiled flooring.

Living Room

15' 8" x 11' 8" (4.78m x 3.56m)

Double glazed bi-fold doors to patio area, recessed down lighters, vertical radiator, wood burning stove on stone hearth, black inset media unit, wall electric fire with glass front, opening through to

Kitchen/Dining Room

18' 10" x 14' 7" (5.74m x 4.45m)

A double aspect room with double glazed window to front aspect and double glazed doors to rear aspect, fitted in a comprehensive range of base, drawer and wall mounted units with under unit lighting, complementing work surfaces and tiled surrounds, stainless steel single drainer sink unit with mixer tap over, a range of integrated appliances incorporating electric oven, microwave, induction hob with glass back plate and extractor hood over, integrated dishwasher and washing machine, breakfast bar, wall mounted concealed central heating boiler, space for American style fridge freezer, vertical radiator, tiled flooring.

First Floor Landing

Access to partially boarded loft space with ladder, shelved linen cupboard, double glazed window to front aspect.

Principal Bedroom

16' 11" x 8' 7" (5.16m x 2.62m)

Double glazed window to rear aspect, radiator.

Bedroom 2

10' 7" x 8' 7" (3.23m x 2.62m)

Double glazed window to rear aspect, radiator, range of wardrobes with hanging, shelving and sliding doors, ceiling fan, laminate flooring.

Bedroom 3

9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed window to front aspect, radiator, a range of wardrobes with hanging and shelving, ceiling fan, laminate flooring,

Bedroom 4

10' 3" x 9' 10" maximum (3.12m x 3.00m)

Double glazed windows to front aspect, radiator, laminate flooring.

Family Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle, complementing tiling, recessed downlighters, extractor fan, chrome heated towel rail.

Outside

The front has outside lighting and power with a manicured lawn, stocked beds enclosed by sleepers, concealed bin store, block paved pathway and a block paved driveway providing off road parking. The side gated access leads to the rear garden which is meticulously landscaped with well-kept lawns, stocked borders, pergolas, a large decked terrace area, recessed solar up-lighters, outside **Covered Bar** measuring 12' 4" x 5' 10" (3.76m x 1.78m) and a **Covered Pergola** measuring 15' 3" x 8' 7" (4.65m x 2.62m) providing an ideal entertaining area, garden shed, mature tree and garden bench. The garden is enclosed by panel fencing and offers a high degree of privacy.

Tenure

Freehold

Council Tax Band - D

