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Huntingdon  
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St Neots  
32 Market Square  
St Neots  
Tel : 01480 406400

Kimbolton  
24 High Street  
Kimbolton  
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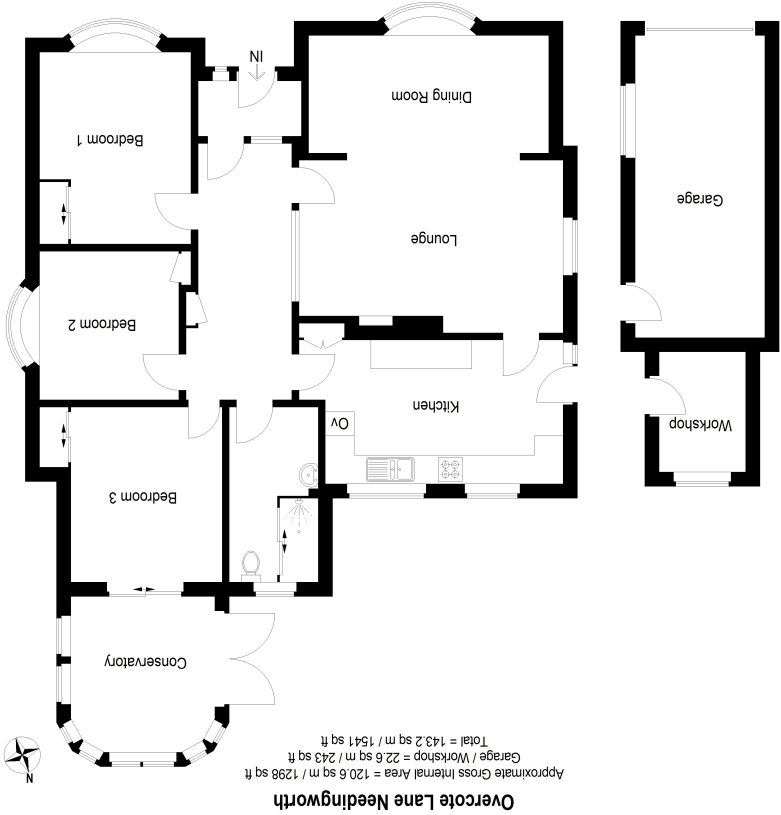
Mayfair Office  
Cashel House  
15 Thayer St, London  
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Huntingdon Office: 01480 414800  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1262628)

Housepix Ltd





- Spacious Detached Bungalow
- Living/Dining Room And Conservatory
- Beautiful Established Gardens
- Walking Distance To Village Amenities
- Highly Sought After Location

- Three Bedrooms And Shower Room
- Flexible Accommodation
- Ample Driveway Parking And Garaging
- Non Estate Position

#### UPVC Double Glazed Door To

##### Entrance Porch

Tiled flooring, glazed door to

##### Entrance Hall

Access to loft space, cloaks cupboard, radiator, tiled flooring.

##### Living/Dining Room

21' 0" x 18' 1" (6.40m x 5.51m)

A double aspect room with double glazed bay window to front and double glazed window to side aspect, central feature fireplace, two radiators, coving to ceiling.

##### Kitchen

15' 0" x 9' 7" (4.57m x 2.92m)

Two double glazed windows to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, single drainer one and a half bowl sink unit with mixer tap, integrated oven and gas hob, spaces and plumbing for washing machine and slim line dishwasher, space for fridge freezer, wall mounted gas fired central heating boiler serving hot water system and radiators, coving to ceiling, glazed door to side aspect, tiled flooring.

##### Bedroom 1

13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed window to front aspect, double wardrobe with hanging and shelving, radiator.

##### Bedroom 2

10' 4" x 9' 6" (3.15m x 2.90m)

UPVC double glazed window to side aspect, single wardrobe, radiator.

##### Bedroom 3/Dining Room

12' 8" x 10' 6" (3.86m x 3.20m)

Patio door to **Conservatory**, double wardrobe with hanging and shelving, radiator, tiled flooring.

##### Conservatory

10' 11" x 10' 0" (3.33m x 3.05m)

Of brick based and double glazed construction, radiator, ceiling fan, double glazed French doors to side aspect, tiled flooring.

#### Family Shower Room

Window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle, complementing tiling, radiator, coving to ceiling, UPVC double glazed window to rear aspect.

#### Outside

The front garden is laid to lawn with stocked borders, mature trees and a block paved driveway providing parking for several vehicles leading to the **Single Garage** with power, lighting and personal door to side aspect. Side gated access leads to the rear garden with patio seating area, laid to lawn., vegetable patch, mature trees, greenhouse, brick built store and fully enclosed providing a high degree of privacy.

#### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

#### Tenure

Freehold

Council Tax Band - D

