



Huntingdon branch: 01480 414800
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Huntingdon
60 High Street
St Neots
32 Market Square
24 High Street
Kimbolton
Cashel House
Mayfair Office

Huntingdon
St Neots
Kimbolton
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Mayfair Office



- Substantial Detached Family Home
- En Suite To Principal Bedroom
- Kitchen/Breakfast Room And Utility Room
- Double Garaging
- Positioned In A Desirable Established Location

- Five Bedrooms
- Sitting Room And Dining Room
- Large Mature 60' x 50' Rear Garden
- Ample Parking Provision
- Exclusive Village Position



Integral Storm Canopy Over
Glazed panel door to

Reception Hall
Single panel radiator, coving to ceiling, laminate flooring.

Cloakroom
Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to front aspect, ceramic tiled flooring.

Inner Hall
Double storage cupboard, stairs to first floor, under stairs recess, coving to ceiling.

Dining Room
14' 5" x 10' 10" (4.39m x 3.30m)
UPVC window to side aspect, radiator, coving to ceiling, laminate flooring.

Sitting Room
26' 11" x 12' 2" (8.20m x 3.71m)
A large double aspect room with UPVC window to front and sliding double glazed patio doors to garden terrace to the rear, TV point, telephone point, contemporary radiators, coving to ceiling, ceramic tiled flooring.

Kitchen/Breakfast Room
12' 2" x 9' 10" (3.71m x 3.00m)
Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, single drainer one and a half bowl sink unit with mixer tap, drawer units, appliance spaces, UPVC window to garden aspect, space for fridge freezer.

Utility Room
10' 2" x 7' 3" (3.10m x 2.21m)
Base mounted units, work surfaces and cabinets, UPVC window to garden aspect.

First Floor Landing
Radiator, access to insulated loft space.

Principal Bedroom
15' 1" x 10' 10" (4.60m x 3.30m)
UPVC window to front aspect, radiator, wardrobe range with hanging and shelving, coving to ceiling.

En Suite Bathroom
12' 6" x 7' 3" (3.81m x 2.21m)
Fitted in a four piece suite comprising low level WC, bidet, vanity wash hand basin with mixer tap, panel bath with mixer tap and independent shower unit fitted over, extensive tiling, UPVC window to rear aspect, ceramic tiled flooring.

Bedroom 2
13' 1" x 9' 2" (3.99m x 2.79m)
UPVC window to rear aspect, radiator, wardrobe with hanging and shelving.

Bedroom 3
12' 2" x 9' 6" (3.71m x 2.90m)
UPVC window to front aspect, radiator.

Bedroom 4
8' 2" x 6' 11" (2.49m x 2.11m)
UPVC window to rear aspect, radiator, coving to ceiling.

Bedroom 5
10' 6" x 9' 2" (3.20m x 2.79m)
UPVC window to front aspect, radiator, wardrobe with hanging and shelving.

Family Bathroom
8' 6" x 6' 11" (2.59m x 2.11m)
Fitted in a four piece suite comprising screened shower enclosure with independent shower unit fitted over, panel bath, pedestal wash hand basin, low level WC, coving to ceiling, UPVC window to rear aspect.

Outside
The property stands in large mature gardens with an extensive lawned frontage and parking provision for several vehicles accessing the **Double Garage** with up and over door, power and lighting. The rear garden is private, mature and established with a paved terrace, outside tap and lighting, measuring approximately 65' 0" x 50' 0" (19.81m x 15.24m) primarily lawned with a selection of ornamental trees, stocked beds and borders, enclosed by boundaries and offers a reasonable degree of privacy.

Tenure
Freehold
Council Tax Band - F

