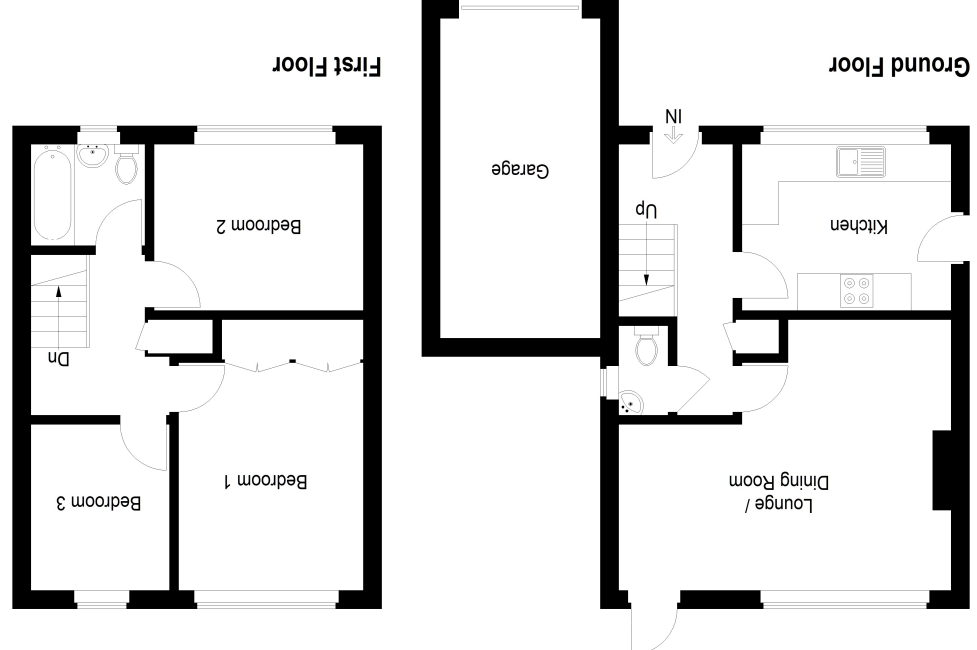


Huntingdon St Neots 32 Market Square Tel: 01480 406400  
 Huntingdon St Neots 60 High Street Tel: 01480 414800  
 Mayfair Office Kimbolton 24 High Street Tel: 01480 860400  
 Cashel House 15 Thayer St, London Tel: 0870 1127099

Huntingdon Office: 01480 414800  
 www.peterlane.co.uk Web office open all day every day



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. (ID1038820)



Approximate Gross Internal Area  
 78.8 sq m / 848 sq ft  
 Garage = 13.8 sq m / 149 sq ft  
 Total = 92.6 sq m / 997 sq ft





- Well Presented Detached Family Home
- Re-Fitted Kitchen And Sanitary Ware
- Superb Decorative Order
- Extensive Frontage And Ample Parking Provision

- Three Bedrooms
- Sitting Room And Dining Area
- Mature And Private Gardens



**Integral Storm Canopy Over**

UPVC fan light panel door to

**Reception Hall**

15' 1" x 6' 3" (4.60m x 1.91m)

Double panel radiator, stairs to first floor, downstairs storage cupboard, cupboard with hanging and shelving.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC, corner wash hand basin with tiling and contour border tiles, UPVC window to side aspect, composite floor covering.



**Kitchen/Breakfast Room**

11' 3" x 8' 11" (3.43m x 2.72m)

A light double aspect room with UPVC window to front and UPVC door to side, re-fitted in a range of Shaker style cabinets with complementing work surfaces and up-stands, peninsular unit incorporating two stool breakfast bar, drawer units, pan drawers, glass fronted display cabinets, integral double electric oven and inset induction hob with suspended stainless steel extractor fitted above, concealed Worcester Bosch gas fired central heating boiler serving hot water system and radiators, appliance spaces, single drainer stainless steel sink unit with mixer tap, under unit lighting, Amtico flooring.



**Sitting Room/Dining Room**

17' 9" x 14' 1" (5.41m x 4.29m)

An 'L' shaped room with UPVC door and window to garden terrace, two double pane radiators, TV point, telephone point, central contemporary feature fireplace with inset living flame coal effect electric fire.



**First Floor Galleried Landing**

UPVC window to side aspect, access to insulated loft space, shelved airing cupboard,

**Bedroom 1**

12' 10" x 9' 6" (3.91m x 2.90m)

UPVC window to rear aspect, double panel radiator, coving to ceiling, His and Hers double wardrobes with hanging and shelving,.

**Bedroom 2**

11' 2" x 9' 0" (3.40m x 2.74m)

Double panel radiator, UPVC window to front aspect, coving to ceiling.

**Bedroom 3**

8' 10" x 7' 11" (2.69m x 2.41m)

UPVC window to rear aspect, double panel radiator, coving to ceiling.

**Family Bathroom**

6' 3" x 5' 8" (1.91m x 1.73m)

Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with hand mixer shower, extensive tiling with glass contour border tiles, chrome heated towel rail, UPVC window to front aspect, composite floor covering.

**Outside**

The front garden has an extensive lawned frontage with an extensive driveway giving provision for two large vehicles, mature ornamental tree. The rear garden is pleasantly arranged with an extensive seating area enclosed by low retaining York Stone wall, extensive lawns, timber pergola, outside tap and lighting, Timber shed positioned to the side. There is a **Single Garage** with single up and over door, power, lighting, window and door to rear, plumbing for automatic washing machine, space for tumble dryer and work bench, outside security lighting and the garden is private and mature enclosed by a combination of panel fencing and mature Beech hedging.

**Tenure**

Freehold

Council Tax Band - D

