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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. (ID1281460)  
Housepik Ltd



- Impressive Detached Family Home
- Spacious Lounge And Separate Dining Room
- Kitchen/Breakfast Room And Utility Room
- Double Garage And Driveway Parking
- Highly Desirable Riverside Village
- Four Generous Sized Bedrooms
- En Suite Shower Room And Family Bathroom
- Excellent Sized Entrance Hall And Galleried Landing
- Beautifully Established Front And Rear Gardens
- Solar Panel System Installed - EPC Rating B



**Composite Double Glazed Door To**

**Reception Hall**

Coving to ceiling, dado rail, radiator, understairs storage cupboard, stairs to first floor.

**Cloakroom**

Fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, extractor fan.

**Study**

8' 4" x 8' 2" (2.54m x 2.49m)

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

**Living Room**

18' 4" x 12' 5" (5.59m x 3.78m)

Double glazed window to front aspect, coving to ceiling, wall light points, radiator, central fireplace with wood burning stove, door to

**Dining Room**

15' 8" x 12' 5" (4.78m x 3.78m)

A double aspect room with double glazed bay window to rear aspect with window seat and French doors to side aspect, radiator, wall light points.

**Kitchen/Breakfast Room**

13' 3" x 10' 2" (4.04m x 3.10m)

Two double glazed windows to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, pelmet lighting, stainless steel one and a half bowl sink unit with mixer tap, space for electric oven with cooker hood over, space and plumbing for dishwasher, space for fridge freezer, larder, storage cupboard, radiator, tiled flooring, shelved recess, door to

**Utility Room**

10' 7" x 8' 8" (3.23m x 2.64m)

UPVC double glazed window and door to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces, stainless steel single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, tiled flooring, door to **Garage.**

**First Floor Galleried Landing**

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window, coving to ceiling, dado rail, radiator, airing cupboard housing hot water cylinder and shelving, access to partially boarded loft space with ladder and lighting.

**Principal Bedroom**

13' 9" x 10' 6" (4.19m x 3.20m)

Double glazed window to side aspect, coving to ceiling, radiator, two double built in wardrobes with hanging and shelving.

**En Suite Shower Room**

12' 2" x 5' 2" (3.71m x 1.57m)

Double glazed window to rear aspect, fitted in a four piece suite comprising low level WC, wash hand basin, bidet, double shower cubicle with aqua boarding, complementing tiling, recessed downlighters, extractor fan, coving to ceiling, heated towel rail.

**Bedroom 2**

13' 7" x 10' 6" (4.14m x 3.20m)

Double glazed window to front aspect, double built in wardrobe with hanging and shelving, coving to ceiling, radiator.

**Bedroom 3**

11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to front aspect, double built in wardrobe with hanging and shelving, coving to ceiling, radiator.

**Bedroom 4**

10' 3" x 7' 8" (3.12m x 2.34m)

Double glazed window to side aspect, radiator.

**Family Bathroom**

7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, extractor fan, radiator, tiled flooring.

**Outside**

A block paved driveway provides off road parking for two vehicles leading to the **Double Garage** the first measuring 16' 1" x 9' 5" (4.90m x 2.87m) and the second measuring 27' 6" x 9' 3" (8.38m x 2.82m) with twin up and over doors, double glazed windows to side and rear aspects, UPVC double glazed door to rear, consumer unit, housing solar panel batteries, power and lighting. The front garden is laid to lawn with planted borders, outside courtesy lighting. Side gated access leads through to the rear garden which has a patio seating area, laid to lawn, well stocked planted borders, mature trees, outside tap and lighting, vegetable patch and enclosed by panel fencing.

**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 - F

