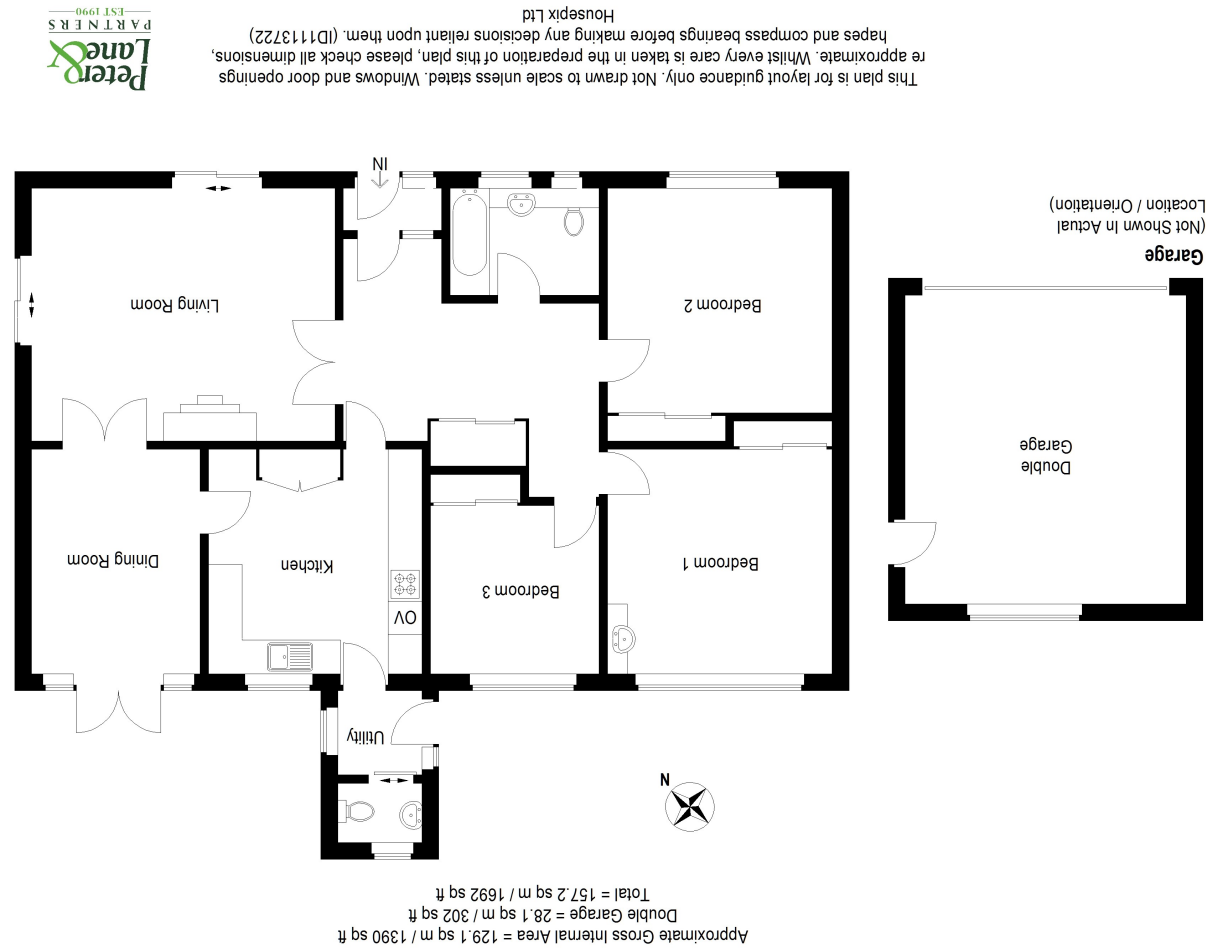
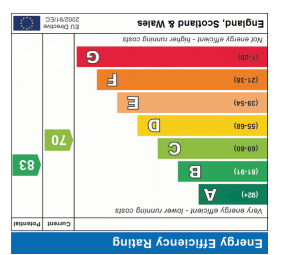


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



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

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





- Individual Detached Bungalow
- Sitting Room And Separate Dining Room
- Extensive Frontage
- Hugely Desirable Hartford Village

- Three Double Bedrooms
- Fitted Kitchen/Breakfast Room
- Large Mature Gardens
- Offered With No Forward Chain



**UPVC Double Glazed Front Door To**

**Entrance Porch**

Ceramic tiled flooring, UPVC double glazed door to

**Reception Hall**

15' 4" x 12' 6" (4.67m x 3.81m)

Wall light points, access to insulated loft space, coving to ceiling, extensive storage cupboards with hanging and shelving, double panel radiator, glazed internal double doors access

**Sitting Room**

17' 11" x 14' 11" (5.46m x 4.55m)

A light double aspect room with sliding UPVC double glazed patio doors to front aspect and further UPVC doors to garden terrace to the side, TV point, telephone point, two double panel radiators, recessed lighting, coving to ceiling, air conditioning unit, central natural stone fireplace with inset Living Flame coal effect gas fire with granite hearth, coving to ceiling.

**Dining Room**

13' 1" x 9' 10" (3.99m x 3.00m)

Double panel radiator, recessed lighting, coving to ceiling, UPVC French doors to garden terrace.



**Kitchen/Dining Room**

13' 2" x 12' 8" (4.01m x 3.86m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer resin sink unit with mixer tap, drawer units, integral Siemens electric oven and gas hob with bridging unit and extractor fitted above, integrated Siemens microwave, pan drawers, integrated larder fridge, shelved larder unit, airing cupboard housing hot water cylinder and shelving, wall mounted Worcester Bosch gas fired central heating boiler serving hot water system and radiators, ceramic tiled flooring.



**Utility Room**

5' 7" x 4' 11" (1.70m x 1.50m)

UPVC windows to garden aspect and glazed door to garden terrace, ceramic tiled flooring, inner door to

**Cloakroom**

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



**Bedroom 1**

13' 0" x 13' 0" (3.96m x 3.96m)

UPVC window to garden aspect, vanity unit with cabinet storage, extensive wardrobe range with hanging and storage, coving to ceiling.

**Bedroom 2**

13' 0" x 12' 11" (3.96m x 3.94m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range with hanging and storage, coving to ceiling.

**Bedroom 3**

9' 10" x 9' 10" (3.00m x 3.00m)

UPVC window to garden aspect, single panel radiator, extensive wardrobe range with hanging and shelving, coving to ceiling.

**Family Bathroom**

9' 4" x 6' 11" (2.84m x 2.11m)

Fitted in a three piece Ideal Standard white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, panel bath with folding shower screen with independent shower unit fitted over, recessed lighting, coving to ceiling, shaver point, double panel radiator, full ceramic tiling, two UPVC windows to front aspect, ceramic tiled flooring.

**Outside**

Standing in generous and private gardens the frontage is primarily lawned with some stocked borders and an extensive brick paviour driveway giving parking for several vehicles accessing the **Double Garage** measuring 18' 4" x 16' 8" (5.59m x 5.08m) with electrically operated up and over door, window to rear aspect and private door to the side, power and lighting. Gated access extends to the rear garden measuring 114' 10" x 35' 1" (35.00m x 10.69m) and is pleasantly arranged and well stocked with areas of lawn, prepared shrub and flower borders, rose beds, an extensive paved terrace, outside tap and lighting, a selection of ornamental trees and the garden is enclosed by a combination of panel fencing, outside power with a sun canopy mounted to the rear of the **Dining Room** and a timber Summer House.

**Tenure**

Freehold

Council Tax Band - F

