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- Stunningly Proportioned Riverside Town House
- Four/Five Bedroom Accommodation
- Huge Scope For Improvement
- Private Gated Development
- Views Over The Marina
- Versatile Three Storey Accommodation
- En Suite And Dressing Room To Principal Bedroom
- Double Garaging
- River Frontage And Mooring
- No Chain And Vacant Possession



UPVC Panel Door To

Reception Hall

24' 3" x 8' 6" minimum (7.39m x 2.59m)
Double panel radiator, UPVC door to side aspect, stairs to first floor with under stairs recess, coving to ceiling, fuse box and master switch, security system, ceramic tiled flooring.

Study

9' 2" x 6' 11" (2.79m x 2.11m)
Sealed unit window to front aspect, double panel radiator, coving to ceiling.

Utility Room

11' 10" x 5' 7" (3.61m x 1.70m)
Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, extractor, coving to ceiling, ceramic tiled flooring.

Walk In Cupboard

Fixed display shelving, ceramic tiled flooring.

Cloakroom

5' 11" x 3' 3" (1.80m x 0.99m)
Fitted in a two piece white suite comprising low level WC, corner wash hand basin with tiling and contour border tiling, extractor, coving to ceiling, ceramic tiled flooring.

Sitting Room

18' 4" x 12' 6" (5.59m x 3.81m)
UPVC picture window to garden aspect and French doors to garden terrace to the rear, coving to ceiling, double panel radiator, TV point, telephone point.

First Floor Galleried Landing

Coving to ceiling, stairs to second floor, two sealed unit windows to front aspect, double panel radiator, coving to ceiling.

Second Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling and contour border tiling, double panel radiator, extractor, coving to ceiling, ceramic tiled flooring.

Kitchen

13' 1" x 9' 6" (3.99m x 2.90m)
Fitted in a traditional range of base and wall mounted units with work surfaces and tiling, integral electric oven and gas hob, glass fronted display cabinets, concealed gas fired central heating boiler serving hot water system and radiators, corner shelf display unit, recessed lighting, integral automatic dishwasher, appliance spaces, recessed lighting, coving to ceiling, ceramic tiled flooring.

Dining Room/Bedroom 4

13' 5" x 8' 10" (4.09m x 2.69m)
UPVC window to front aspect, double panel radiator, coving to ceiling, laminate floor covering.

First Floor Sitting Room

18' 4" x 11' 10" (5.59m x 3.61m)
Stunning riverside views with French doors to first floor **Balcony** enclosed by wrought iron railings, central fire place with Oak timber surround with inset Living Flame fire, wall light points, cornicing to ceiling, TV point, telephone point, laminate flooring.

Second Floor Galleried Landing

Access to insulated loft space with fold down ladder accessing **Loft Room**. Airing cupboard housing pressurised hot water system and shelving.

Loft Room

20' 0" x 15' 5" (6.10m x 4.70m)
Plastered, carpeted and with power and lighting, double panel radiator, eaves storage space, Velux windows.

Principal Bedroom

12' 2" x 10' 10" (3.71m x 3.30m)
Sealed unit picture window to rear aspect, double panel radiator, coving to ceiling.

Dressing Room

8' 10" x 8' 2" (2.69m x 2.49m)
Sealed unit picture window to rear aspect, double panel radiator, coving to ceiling.

En Suite Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, 'P' shaped panel bath with folding shower screen and independent shower unit fitted over, sealed unit window to side aspect, ceramic tiled flooring, full ceramic tiling, extractor coving to ceiling.

Bedroom 2

13' 9" x 8' 2" (4.19m x 2.49m)
Double panel radiator, coving to ceiling, wall light points, sealed unit window to front aspect.

Bedroom 3

13' 9" x 9' 10" (4.19m x 3.00m)
Sealed unit window to front aspect, double panel radiator, coving to ceiling.

Family Bathroom

7' 10" x 6' 7" (2.39m x 2.01m)
Fitted in a three piece white suite comprising pedestal wash hand basin with mixer tap, heated towel rail, 'p' shaped panel bath with folding shower screen and independent shower unit fitted over, full ceramic tiling, sealed unit window to side aspect, ceramic tiled flooring, double panel radiator, coving to ceiling.

Double Garage

Positioned en bloc to the front of the property with twin up and over doors, power and lighting, parking for two vehicles on a private court yard.

Outside

The rear garden is primarily lawned with a timber decked seating area, fronting the river Great Ouse with mooring for a reasonable sized day boat. The garden is enclosed by post and rail and picket fencing.

Tenure

Freehold
Annual Service Charge - : £550.42 (01/04/22 - 31/03/2023)
Council Tax Band - E

