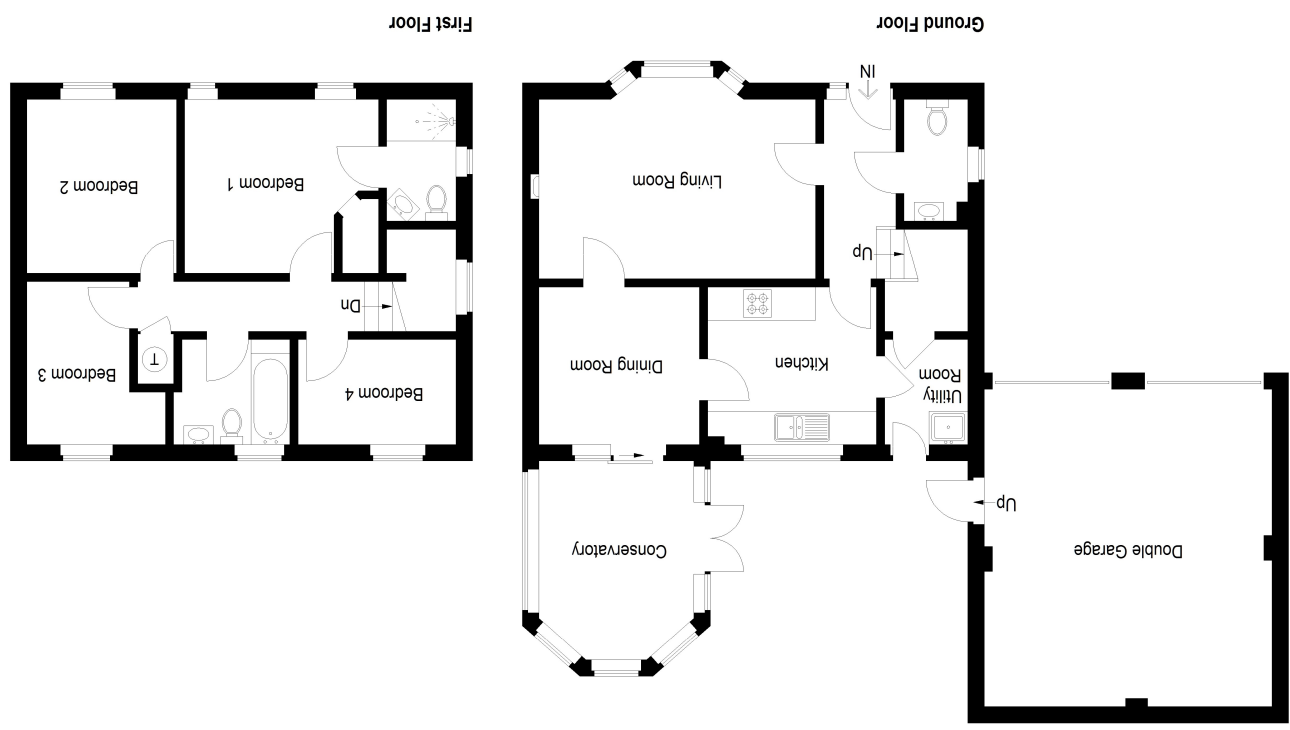


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1081635)



Approximate Gross Internal Area
 108.5 sq m / 1168 sq ft
 Garage = 30.5 sq m / 328 sq ft
 Total = 139.0 sq m / 1496 sq ft

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.



Huntingdon St Neots 60 High Street
 Huntingdon St Neots 32 Market Square
 Huntingdon Kimbolton 24 High Street
 Huntingdon Kimbolton 15 Thayer St, London
 Mayfair Office Cashel House
 Tel: 01480 414800
 Tel: 01480 406400
 Tel: 01480 860400
 Tel: 0870 112 7099

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



- Well Proportioned Family Home
- Re-Fitted Sanitaryware
- Lovely Gardens
- Newly Installed Central Heating Boiler (July 2024)
- Within Walking Distance Of Local Schools

- Four Bedrooms
- Sitting Room And Separate Dining Room
- Double Garaging And Large Driveway
- Desirable Estate Location
- Close To Railway Station



Vaulted Storm Porch Over
Composite glazed panel door to

Entrance Hall
10' 6" x 4' 1" (3.20m x 1.24m)
Stairs to first floor, central heating thermostat, coving to ceiling, coats hanging area, security system, single panel radiator.

Cloakroom
6' 7" x 3' 8" (2.01m x 1.12m)
Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with storage, mixer tap and vanity mirror, chrome heated towel rail, coving to ceiling, fuse box and master switch, composite floor covering.



Sitting Room
16' 4" x 12' 6" (4.98m x 3.81m)
TV point, telephone point, central fireplace with moulded timber surround and inset Living Flame coal effect gas fire, UPVC bay window to front aspect, coving to ceiling, two double panel radiators, glazed internal door accesses

Dining Room
9' 2" x 9' 2" (2.79m x 2.79m)
Sliding double glazed patio doors to **Conservatory**, single panel radiator, coving to ceiling.

Conservatory
11' 10" x 9' 10" (3.61m x 3.00m)
Of brick based UPVC double glazed construction, double panel radiator, wall light points, double poly carbonate roofing, UPVC French doors to garden terrace to the rear, ceramic tiled flooring.



Kitchen
9' 10" x 9' 10" (3.00m x 3.00m)
Fitted in a range of Lined Oak base and wall mounted cabinets with complementing work surfaces and tiled surrounds, integral electric oven and ceramic hob with bridging unit and extractor fitted above, glass fronted display cabinets, single drainer resin sink unit with mixer tap and over-lit pelmet above, UPVC window to rear aspect, recessed lighting, coving to ceiling, drawer units, newly fitted integrated fridge, composite floor covering.



Utility Room
6' 8" x 4' 11" (2.03m x 1.50m)
Coats hanging area, coving to ceiling, single drainer stainless steel sink unit, appliance spaces, UPVC door to garden aspect, newly installed wall mounted gas fired central heating boiler (July 2024) serving hot water system and radiators, work surfaces, ceramic tiling, understairs storage cupboard with shelving, composite flooring.

First Floor Landing
UPVC picture window to side aspect, access to insulated loft space, airing cupboard housing hot water cylinder and shelf space.

Principal Bedroom
12' 2" x 10' 6" (3.71m x 3.20m)
Two UPVC windows to front aspect, single panel radiator, coving to ceiling, extensive wardrobe range incorporating double and single wardrobe with hanging, shelving and storage.

En Suite Shower Room
6' 10" x 4' 5" (2.08m x 1.35m)
Re-fitted in a contemporary range of white sanitaryware comprising low level WC with concealed cistern, surface mounted sink unit with mono bloc mixer tap, chrome heated towel rail, full wall tiling, extractor, UPVC window to side aspect, recessed lighting, oversized screened shower enclosure with independent multi head shower unit fitted over, shaver point, composite flooring.

Bedroom 2
10' 6" x 8' 10" (3.20m x 2.69m)
UPVC window to front aspect, single panel radiator, coving to ceiling.

Bedroom 3
9' 6" x 8' 2" (2.90m x 2.49m)
UPVC window to rear aspect, single panel radiator, coving to ceiling.

Bedroom 4
9' 5" x 6' 4" (2.87m x 1.93m)
UPVC window to garden aspect, single panel radiator, coving to ceiling.

Family Bathroom
6' 9" x 6' 4" (2.06m x 1.93m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with hand mixer shower, extensive ceramic tiling, UPVC window to garden aspect, single panel radiator, coving to ceiling, recessed lighting, composite flooring.

Outside
The **Double Garage** measures 18' 8" x 17' 1" (5.69m x 5.21m) with twin up and over doors, power, lighting and private door to the side, fuse box and master switch and eaves storage space. To the front there is an extensive driveway giving provision for four vehicles, a pleasant area of lawn, a selection of stocked ornamental and specimen shrubs, outside lighting. The rear garden measures approximately 52' 6" x 32' 10" (16.00m x 10.01m) pleasantly arranged and beautifully stocked with an extensive paved terrace, a raised timber decked seating area, gravel borders, a selection of ornamental shrubs and specimen trees, outside lighting and tap, the garden is enclosed by established fencing and screening offering a good degree of privacy with gated access extending to the side with a storage area to the side of the conservatory.

Tenure
Freehold
Council Tax Band - E

