



Manor Lane, Alconbury PE28 4EH

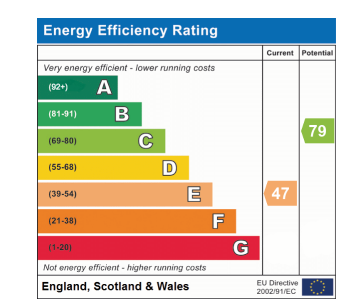
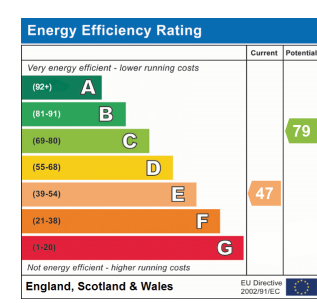
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Guide Price £375,000

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- Beautifully Presented Extended Individual Bungalow
- Three Bedrooms
- 20' Kitchen/Dining Room
- Family Bathroom And Separate Shower Room
- New Gas Central Heating And Re-Wiring
- Detached Outbuilding/Workshop
- Desirable Village Location
- No Chain Being Offered

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### UPVC Double Glazed Front

With side Panel to

### Entrance Hall

12' 10" x 4' 11" (3.91m x 1.50m)

Double panel radiator, coving to ceiling, recessed lighting, contemporary ceramic tiling.

### Inner Hall

Recessed lighting.

### Shower Room

Fitted in a three piece suite contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, tiling and cabinet storage, screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, ceramic tiled flooring.

### Principal Bedroom

13' 3" x 11' 9" (4.04m x 3.58m)

UPVC window to garden aspect, double panel radiator, recessed lighting, TV point.

### Bedroom 2

10' 0" x 8' 4" (3.05m x 2.54m)

UPVC window to front aspect, double panel radiator, recessed lighting.

### Bedroom 3

9' 11" x 9' 1" (3.02m x 2.77m)

UPVC window to side aspect, double panel radiator, recessed lighting,.

### Family Bathroom

9' 11" x 4' 11" (3.02m x 1.50m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, panel bath with mixer tap, UPVC window to side aspect, chrome heated towel rail, recessed lighting, shaver point, ceramic tiled flooring.

### Sitting Room

13' 5" x 12' 9" (4.09m x 3.89m)

UPVC bow window to front aspect, TV point, telephone point, recessed lighting, double panel radiator, contemporary ceramic flooring, open aspect to

### Kitchen/Dining Room

20' 6" x 13' 0" (6.25m x 3.96m)

A light re-fitted contemporary open plan space fitted in a range of grey toned shaker style cabinets with work surfaces and tiled surrounds, drawer units, pan drawers, space for American style fridge freezer, access to loft space, single drainer one and a half bowl resin sink unit with mixer tap, appliance spaces, electric cooker point with extractor fitted above, French doors accessing garden terrace, contemporary ceramic tiled flooring.

### Outbuilding/Workshop

20' 0" x 8' 7" (6.10m x 2.62m)

Of pre-fabricated construction with private door to the side.

### Outside

The frontage is pleasantly arranged with an extensive gravel driveway sufficient for two large vehicles. The front garden is planned with low maintenance in mind and stocked with a selection of ornamental shrubs and enclosed by a combination of trellis work and evergreen hedging. Gated access leads to the surprisingly large rear garden with a paved seating area edged in timber sleepers and sub-divided from the lawned area, an outside tap and large gravel bed, the garden is private and enclosed by a combination of panel fencing and trellis work.

### Tenure

Freehold

Council Tax Band - C

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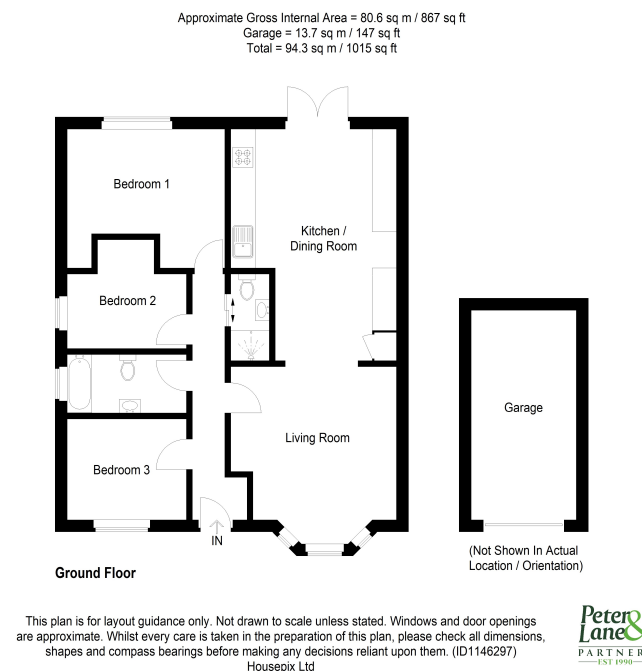
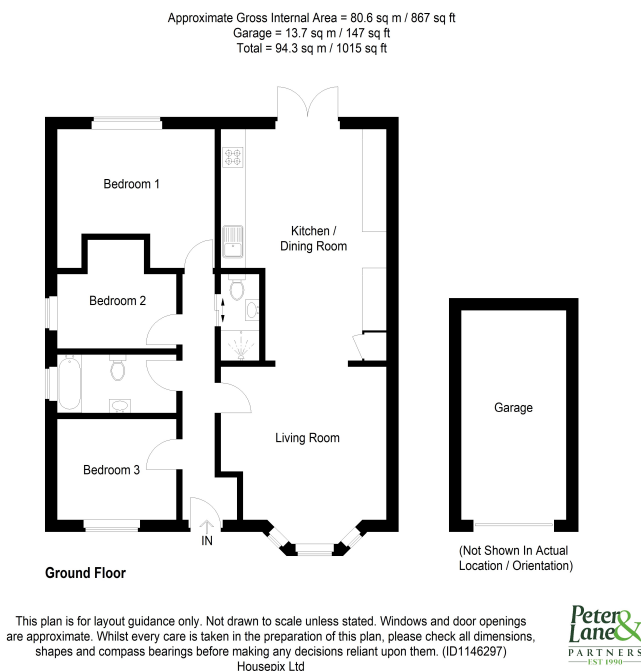
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60 High Street  
Huntingdon  
01480 414800

**Kimbolton**  
24 High Street  
Kimbolton  
01480 860400

**St Neots**  
32 Market Square  
St. Neots  
01480 406400

**Mayfair Office**  
Cashel House  
15 Thayer St, London  
0870 1127099

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