



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. (ID1237361)



Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
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

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.



Hobby Close, Hartford PE29 1WB

Guide Price £625,000

- Beautiful Detached Family Home
- En Suite Shower Room, En Suite Bathroom And Family Bathroom
- Stunning Kitchen/Breakfast Room
- Private Cul De Sac Setting

- Four Good Sized Bedrooms
- Four Impressive Reception Rooms
- Utility Room And Cloakroom
- Off Road Parking For Four Vehicles

Storm Porch Over

Sold door with glazed inserts to

Reception Hall

Coving to ceiling, wood effect flooring, radiator, stairs to first floor, understairs storage cupboard, double glazed window to front aspect.

Cloakroom

Re-fitted in a two piece suite comprising low level WC, vanity wash hand basin, radiator.

Study

13' 1" x 7' 3" (3.99m x 2.21m)

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

Dining Room

12' 2" x 10' 2" (3.71m x 3.10m)

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

Living Room

23' 0" x 12' 2" (7.01m x 3.71m)

A double aspect room with double glazed bay window to front aspect and double glazed French doors to rear aspect, coving to ceiling, two radiators, central stone fireplace with inset log burner and feature display recesses over.

Games Room/Bedroom 5

16' 5" x 15' 9" (5m x 4.8m)

Recessed downlighters, two contemporary vertical radiators, access to loft space, full height double glazed windows to front aspect

Kitchen/Breakfast Room

16' 5" x 15' 9" (5.00m x 4.80m)

Re-fitted in a range of cabinets and drawer units, solid wood work surfaces and up-stands, one and a half bowl single drainer sink unit mixer tap, central island/breakfast bar with base cupboards and drawer units with solid wood work surface, full height fridge and freezer, two electric ovens, induction hob with extractor fan over, integrated dishwasher, a double aspect room with double glazed window to side and double glazed windows and French doors to rear aspect, radiator, ceiling spot lights, wood effect flooring.

Utility Room

6' 11" x 5' 11" (2.11m x 1.80m)

Fitted in a range of base and wall mounted units with wooden work surface, wood effect flooring, plumbing for washing machine, space for tumble dryer.

First Floor Landing

Double glazed window to front aspect, radiator, airing cupboard housing hot water cylinder.

Principal Bedroom

13' 1" x 12' 6" (3.99m x 3.81m)

Double glazed window to rear aspect, coving to ceiling, radiator, range of built in wardrobes.

En Suite Shower Room

Re-Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle, shower unit, complementing tiling, double glazed window, radiator, ceramic tiled flooring.

Guest Bedroom

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed window to rear aspect, coving to ceiling, radiator, a range of built in wardrobes.

Guest En Suite Bathroom

Re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap hand shower, complementing tiling, double glazed window to rear aspect, radiator, ceramic tiled flooring.

Bedroom 3

10' 2" x 9' 3" (3.10m x 2.82m)

Double glazed window to front aspect, coving to ceiling, built in double wardrobe, radiator.

Bedroom 4

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to rear aspect, coving to ceiling, radiator, double built in wardrobe.

Family Bathroom

Re-fitted in a four piece suite comprising low level WC with concealed cistern, vanity wash hand basin, free-standing bath, shower enclosure, complementing tiling, ceiling spot lights, double glazed window, ceramic tiled flooring.

Outside

The driveway provides off road parking for a number of vehicles with a block paved path and outside lighting. Side gated access leads to the rear garden which is laid to lawn with a tiled patio terrace 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

