

Huntingdon	60 High Street	32 Market Square	24 High Street	Cashel House	Mayfair Office
Huntingdon	St.Neots	Kimbolton	15 Thayer St, London		
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Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day



- Superb Detached Family Home
- Three Reception Rooms
- Cloakroom And Utility Room
- Double Garage
- Owned Solar Panels
- Conveniently Located For Local Schools

- Four Bedrooms
- Kitchen/Breakfast Room
- En Suite And Family Bathroom
- Parking For Five To Six Vehicles
- Cul De Sac Setting



Panel Door With Glazed Insert

Entrance Hall

Double glazed window to front, Amtico flooring, radiator, understairs storage cupboard, stairs to first floor.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, Amtico flooring.

Living Room

15' 5" x 12' 1" (4.70m x 3.68m)

A double aspect room with double glazed window to side aspect and double glazed French doors to rear garden, radiator, Amtico flooring.

Dining Room

10' 2" x 8' 7" (3.10m x 2.62m)

Double glazed window to side aspect, radiator, Amtico flooring.

Study

8' 2" x 6' 11" (2.49m x 2.11m)

Double glazed window to side aspect, radiator, Amtico flooring.



Kitchen/Breakfast Room

16' 3" x 13' 7" (4.95m x 4.14m)

A double aspect room with three double glazed windows to front aspect and double glazed French doors to rear garden, fitted in a comprehensive range of base and wall mounted units, drawer units, complementing work surfaces and tiling, single drainer sink unit with mixer tap, integrated electric oven and gas hob with cooker hood over, space and plumbing for dishwasher, space for fridge freezer, radiator, Amtico flooring.

Utility Room

5' 11" x 5' 8" (1.80m x 1.73m)

Glazed panel door to rear, base and wall mounted units, stainless steel single drainer sink unit, tiled surrounds, concealed wall mounted gas central heating boiler serving hot water system and radiators, space and plumbing for washing machine, Amtico flooring.

First Floor Landing

Airing cupboard, access to loft space, radiator.



Principal Bedroom

4.2m x 3.7m (13' 9" x 12' 2")

A double aspect room with double glazed windows to either side, radiator, a range of fitted wardrobes with sliding mirror doors, hanging and shelving.

En Suite Bathroom

Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, shower cubicle, complementing tiling, chrome heated towel rail.

Bedroom 2

13' 4" x 8' 10" (4.06m x 2.69m)

A triple aspect room with double glazed windows to front, side and rear elevations, radiator, fitted wardrobes with mirrored sliding doors, hanging and shelving.

Bedroom 3

11' 8" x 6' 8" (3.56m x 2.03m)

Double glazed window to side aspect, built in wardrobes with sliding mirrored doors, hanging and shelving, radiator.

Bedroom 4

Double glazed window to front aspect, radiator.

Family Bathroom

Fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, shower cubicle, complementing tiling, radiator, double glazed window to side aspect.

Outside

Outside courtesy light and access to the front door. The front garden is laid to lawn with decorative beds and planting. There is off road parking to the side for five to six vehicles and leads to the **Detached Double Garage** with twin up and over doors, power, lighting and personal door to side aspect. The rear garden is laid to lawn with patio seating area, outside lighting, outside tap, mature planting and enclosed by panel fencing providing a high degree of privacy.

Agents Notes

The property benefits from private ownership of solar panels. For further details please contact the office.

Tenure

Freehold

Estate Charge Payable - £172

Council Tax Band - F

