

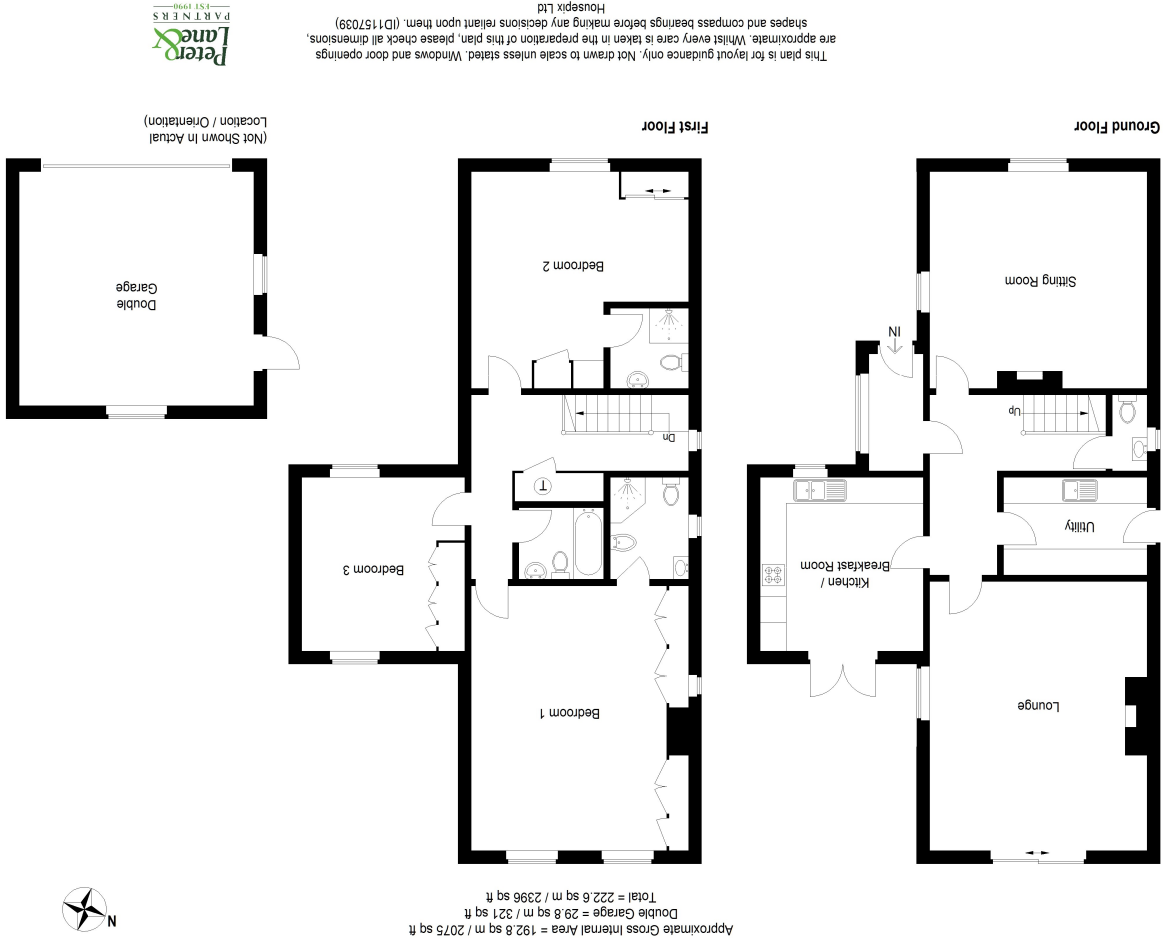
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Peacock House Church Street, Wistow PE28 2QE Guide Price £495,000

- Stunning Individual Detached Family Residence
- Two En-Suites
- Private Gated Half Acre Gardens (stms)
- Desirable Village Location
- Versatile Three Bedroomed Accommodation
- Detached Double Garaging
- Huge Scope For Extension And Modernisation
- No Forward Chain

Panel Door To

Entrance Porch

7' 10" x 3' 10" (2.39m x 1.17m)

UPVC double glazed window to front aspect, double panel radiator.

Dining Room

16' 5" x 16' 1" (5.00m x 4.90m)

A double aspect room with UPVC windows to front and side aspects, double panel radiator, TV point, telephone point, wall light points, central fireplace with moulded timber surround and inset Living Flame gas fire, coving to ceiling.

Inner Hall

Stairs to first floor, coving to ceiling, understairs storage cupboard, radiator.

Cloakroom

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to side aspect, extractor.

Utility Room

11' 2" x 7' 7" (3.40m x 2.31m)

Fitted in a range of base units with work surfaces and tiling, appliance spaces, wall mounted Worcester Bosch gas fired central heating boiler serving hot water system and radiators, single drainer sink unit, larder unit, UPVC door to side aspect.

Living Room

20' 0" x 16' 1" (6.10m x 4.90m)

A light double aspect room with UPVC windows and sliding double glazed patio doors to garden terrace to the rear, central fireplace with inset gas fire, TV point, telephone point, wall light points, coving to ceiling.

Kitchen

13' 1" x 12' 2" (3.99m x 3.71m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, a double aspect room with UPVC window to side and UPVC French doors to rear, single drainer one and a half bowl sink unit with mixer tap, appliance spaces, drawer units, directional lighting, two double panel radiators, glass fronted display cabinets, integral wine rack, double electric oven, coving to ceiling, ceramic tiled flooring.

First Floor Landing

Double airing cupboard, access to loft space.

Bedroom 1

21' 0" x 13' 9" (6.40m x 4.19m)

Wardrobe range with hanging and shelving, UPVC window to rear aspect, double panel radiator, coving to ceiling.

En Suite Shower Room

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

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with tiling, screened shower enclosure with independent shower, UPVC window to rear aspect.

Bedroom 2

16' 5" x 16' 1" (5.00m x 4.90m)

A double aspect room with UPVC windows to front and side aspects, radiator, cupboard storage, coving to ceiling.

Guest En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, shaver point, coving to ceiling.

Bedroom 3

13' 1" x 12' 2" (3.99m x 3.71m)

A double aspect room with UPVC windows to front and rear aspects, radiator, coving to ceiling.

Family Bathroom

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, shaver point, panel bath with mixer tap hand shower, radiator, extensive tiling, coving to ceiling.

Outside

The property stands in private mature established grounds, gated and walled to the front. There is an extensive gravel driveway giving provision for a number of vehicles with a **Detached Oversized Double Garage** measuring 17' 9" x 17' 9" (5.41m x 5.41m) with electrically operated up and over door, power, lighting and private door to the side. The frontage is walled with wrought iron gates. The rear garden is primarily lawned and tree lined with mature notable trees offering a good degree of privacy, an extensive paved terrace to the rear of the property, a small range of **Outbuildings** to the rear boundary, stocked shrubs, ornamental trees, borders and open field views extending to the rear.

Tenure

Freehold

Council Tax Band - F

