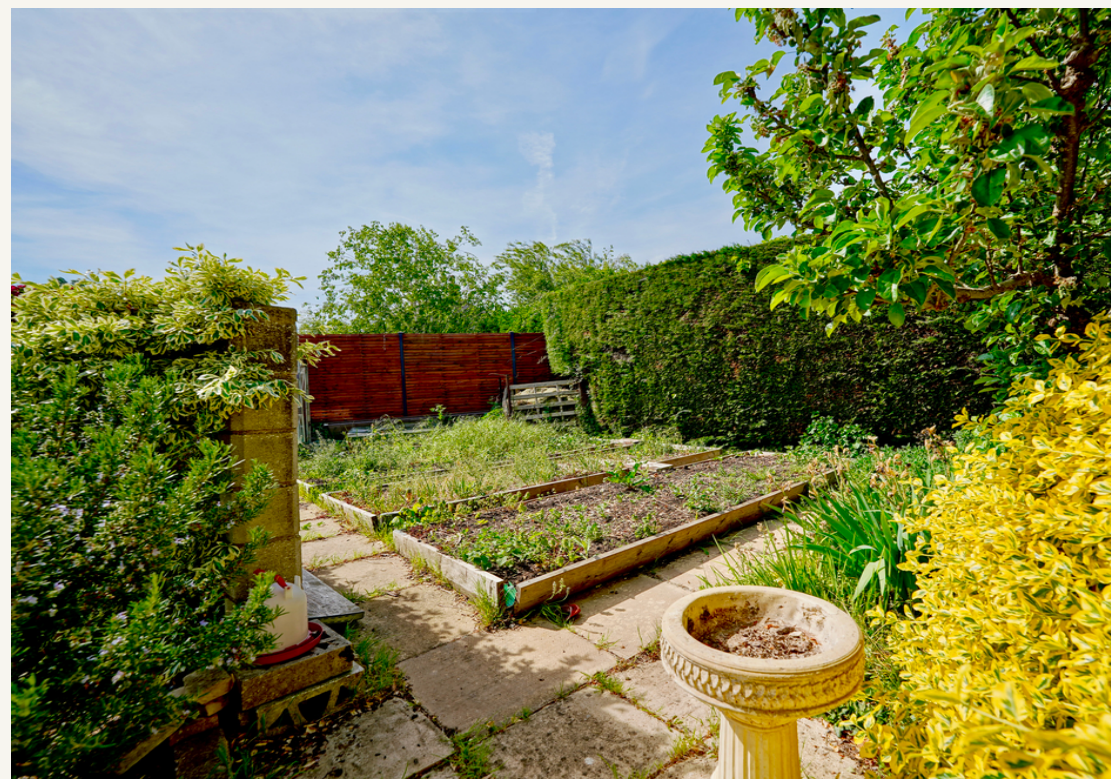


2, DUCK END

GODMANCHESTER • PE29 2LW





2, DUCK END

GODMANCHESTER • PE29 2LW

- Beautifully Positioned Family Home
- En Suite To Principal Bedroom
- Kitchen/Breakfast Room And Utility Room
- Double Driveway With Ample Parking
- No Forward Chain And Vacant Possession
- Four Bedrooms
- Re-Fitted Sanitaryware
- Stunning Mature And Private Gardens
- Garaging And Car Port

This generous, four bedroom family home occupies a desirable cul de sac location positioned close to the centre of Godmanchester. The house stands in beautifully stocked gardens with ample parking provision and both car port and garaging. The house has never been outside of the current families ownership having been purchased from new and is positioned within arguably one of the most sought after locations in the town. No chain and vacant possession. The house must be viewed to be appreciated.

**Peter
Lane**
PARTNERS
—EST 1990—
Town & Country

OIEO £575,000

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





VAULTED STORM CANOPY OVER

UPVC double glazed fan light composite door to

RECEPTION HALL

13' 4" x 7' 4" (4.06m x 2.24m)

Stairs to first floor, single panel radiator, cloaks cupboard with hanging and storage with fuse box and master switch.

CLOAKROOM

Re-fitted in a two piece white suite comprising low level WC, corner vanity unit with monobloc mixer tap, extensive ceramic tiling with natural stone contour border tiling, chrome heated towel rail, extractor, recessed lighting, ceramic tiled flooring.

KITCHEN

15' 0" x 9' 5" (4.57m x 2.87m)

Re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and tiling, drawer units, single drainer one and a half bowl resin sink unit with directional mixer tap, UPVC window to garden aspect, corner shelf display unit, a selection of integrated appliances incorporating electric oven, integral microwave, ceramic hob, integrated automatic dishwasher, fridge freezer, single panel radiator, under unit lighting, pan drawer, flotex flooring.





UTILITY ROOM

9' 9" x 9' 0" (2.97m x 2.74m)

Composite UPVC glazed door to side aspect and UPVC window to garden aspect, single drainer stainless steel sink unit, base mounted storage units, extractor, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, flotex flooring, internal door to

GARAGE

16' 10" x 9' 6" (5.13m x 2.90m)

Single up and over door, power, lighting, eaves storage space, UPVC window to side aspect.

DINING ROOM

12' 8" x 9' 4" (3.86m x 2.84m)

Sliding double glazed patio doors to garden terrace, double panel radiator, coving to ceiling, open access to

SITTING ROOM

20' 1" x 19' 11" maximum (6.12m x 6.07m)

UPVC box bay window to front aspect and sealed unit window to front, two radiators, TV point, telephone point, central feature fireplace with tiled hearth and exposed brickwork, wall light points, dimmer switch, coving to ceiling.

FIRST FLOOR GALLERIED LANDING

19' 7" x 5' 11" (5.97m x 1.80m)

Access to insulated loft space, UPVC window to side aspect, single panel radiator, double airing cupboard housing hot water cylinder and shelving.

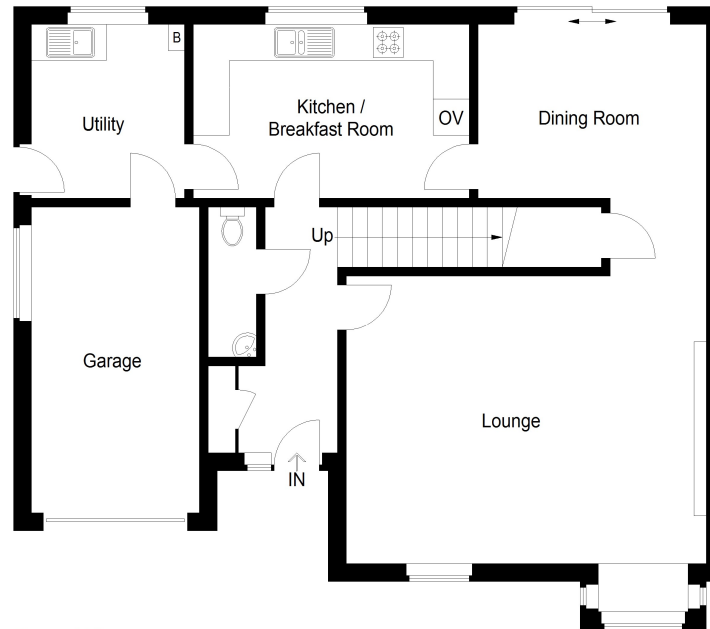
BEDROOM 1

13' 9" x 9' 6" (4.19m x 2.90m)

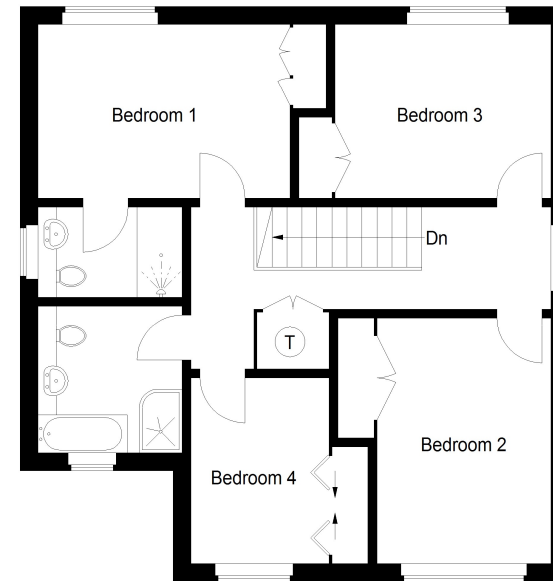
Single panel radiator, UPVC window to garden aspect, a selection of fitted bedroom furniture incorporating wardrobe range, bedside drawers, twin dressing tables, coving to ceiling.



Approximate Gross Internal Area (Including Garage)
168.9 sq m / 1818 sq ft



Ground Floor



First Floor

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. (ID1202564)
Housepix Ltd

**Peter
Lane**
PARTNERS
EST 1990

EN SUITE SHOWER ROOM

8' 3" x 5' 1" (2.51m x 1.55m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap with cabinet storage, UPVC window to side aspect, chrome heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, recessed lighting.

BEDROOM 2

13' 5" x 9' 7" (4.09m x 2.92m)

UPVC window to front aspect, radiator, wardrobe with hanging and storage.

BEDROOM 3

12' 1" x 9' 11" (3.68m x 3.02m)

Single panel radiator, wardrobe with hanging and storage, dressing table, single panel radiator, UPVC window to rear aspect.

BEDROOM 4

10' 2" x 7' 9" (3.10m x 2.36m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and storage.

FAMILY BATHROOM

8' 2" x 7' 7" (2.49m x 2.31m)

Re-fitted in a four piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, panel bath with mixer tap, over sized screened shower enclosure with independent shower unit fitted over, recessed lighting, full ceramic tiling, UPVC window to front aspect, chrome heated towel rail.

OUTSIDE

There is an extensive lawned frontage , well stocked with ornamental shrubs and a substantial brick paviour driveway giving provision for four vehicles accessing the **Garage** as described, there's also outside lighting and power. To the side is an additional brick paviour driveway and car port positioned with double timber gates accessing a covered parking ideal for a boat, caravan or motorhome . Further gated access extends to the rear gardens which are beautifully arranged, private and mature with an extensive paved terrace enclosed by low retaining brick walling , there's outside power and lighting, a stocked selection of evergreen ornamental shrubs, planted borders, timber shed, green house and notable evergreen tree, there's a vegetable preparation area to the rear of the property ,subdivided from the rear garden with timber edged planters. There is a **Garden Room/Summer House** of single glazed construction. The garden is enclosed by panel fencing and mature evergreen screening offering a good degree of privacy.

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 - E





Huntingdon

60 High Street
Huntingdon
Tel : 01480 414800

St Neots

32 Market Square
St. Neots
Tel : 01480 406400

Kimbolton

6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office

Cashel House
15 Thayer St, London
Tel : 0870 112 7099