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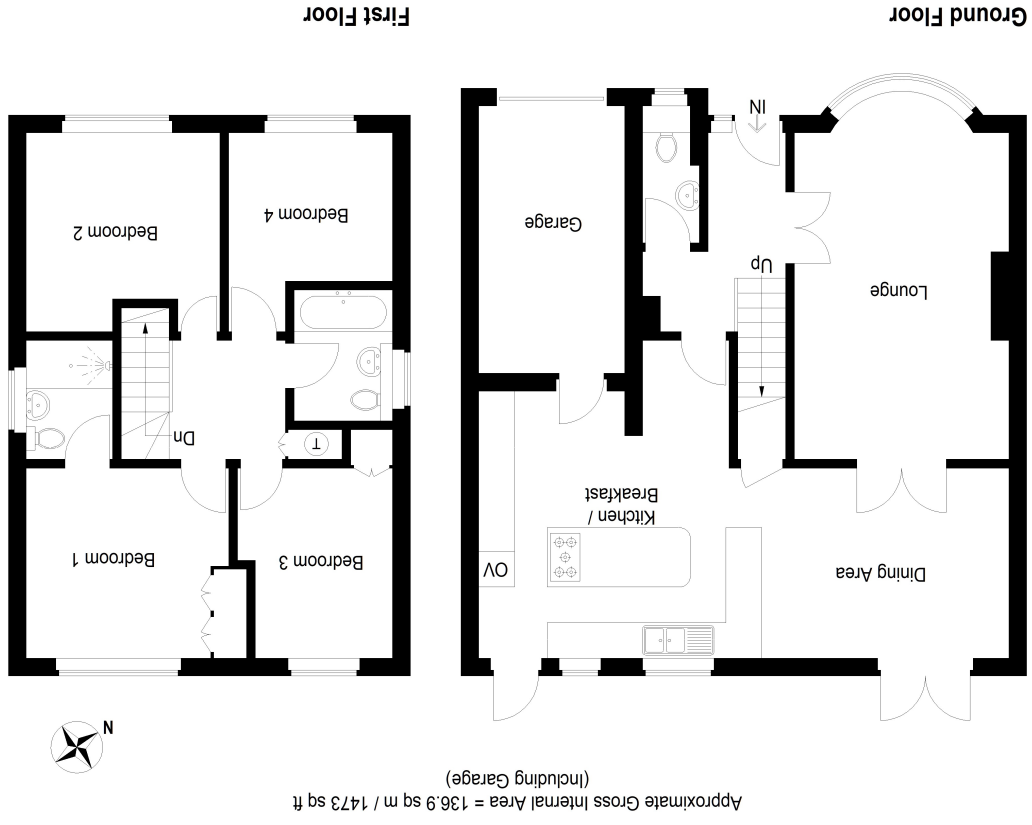
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1032436)

Housepix Ltd



- Desirable Estate Location
- Re-Fitted Sanitary Ware
- Brick Paviour Driveway For Several Vehicles
- Brand New Doors And Windows
- Fabulous 29' Open Plan Kitchen/Family Room
- Larger Than Average Garden
- Four Double Bedrooms



**Integral Storm Canopy Over**

UPVC double glazed panel door and side panel to

**Entrance Hall**

13' 1" x 8' 2" (3.99m x 2.49m)

Stairs to first floor, glass shelved display recess, central heating thermostat, contemporary radiator, coving to ceiling, recessed lighting, double internal Oak glazed doors to **Sitting Room**, composite flooring.

**Cloakroom**

Re-Fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, full ceramic tiling, recessed lighting, chrome heated towel rail, UPVC window to front aspect, ceramic tiled flooring.

**Sitting Room**

20' 2" x 11' 11" (6.15m x 3.63m)

A double aspect room with UPVC bow window to front aspect, two contemporary radiators, central feature fireplace with timber surround with granite hearth and inset Living Flame coal effect gas fire, TV point, telephone point, coving to ceiling, composite floor covering.

**Kitchen/Breakfast Room**

29' 1" x 16' 0" (8.86m x 4.88m)

Incorporating **Dining Room**. A light, contemporary open plan space with two UPVC windows to rear aspect and French doors to garden terrace to the rear, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, central dividing peninsular unit, drawer units, pan drawers, integral double Neff electric oven and induction hob with suspended contemporary extraction unit fitted above, central island work station incorporating four stool breakfast bar and further cabinet storage, integrated automatic dishwasher, tiled sills, exposed internal brickwork, larder unit, contemporary radiator, recessed lighting, twin wine coolers, understairs storage cupboard with hanging and storage, glazed door to garden aspect.

**Garage**

16' 9" x 8' 5" (5.11m x 2.57m)

Single up and over door, power and lighting.

**First Floor Galleried Landing**

Coving to ceiling, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**

12' 2" x 10' 8" (3.71m x 3.25m)

UPVC window to rear aspect, single panel radiator, extensive wardrobe range with two doubles with hanging and shelving, coving to ceiling.

**En Suite Shower Room**

7' 1" x 4' 11" (2.16m x 1.50m)

UPVC window to side aspect, re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over and additional overhead shower, heated towel rail, full ceramic tiling, recessed lighting, extractor, composite flooring.

**Bedroom 2**

11' 10" x 11' 4" (3.61m x 3.45m)

UPVC window to front aspect, double panel radiator, coving to ceiling, access to insulated loft space, underlit wardrobe recess.

**Bedroom 3**

11' 10" x 9' 3" (3.61m x 2.82m)

UPVC window to front aspect, radiator, coving to ceiling.

**Bedroom 4**

10' 6" x 7' 9" (3.20m x 2.36m)

UPVC window to rear aspect, radiator, double cupboard with hanging and shelving, coving to ceiling.

**Family Bathroom**

7' 3" x 6' 3" (2.21m x 1.91m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, panel bath with folding shower screen and independent shower unit fitted over, UPVC window to side aspect, chrome heated towel rail, recessed lighting, vinyl flooring.

**Outside**

There is an extensive recently brick paviour frontage giving parking provision for a number of vehicles. The good sized rear garden is pleasantly arranged with an extensive lawn, a paved seating area, prepared borders and hard-shell hot tub (available by separate negotiation), the garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy.

**Tenure**

Freehold

Council Tax Band - E

