



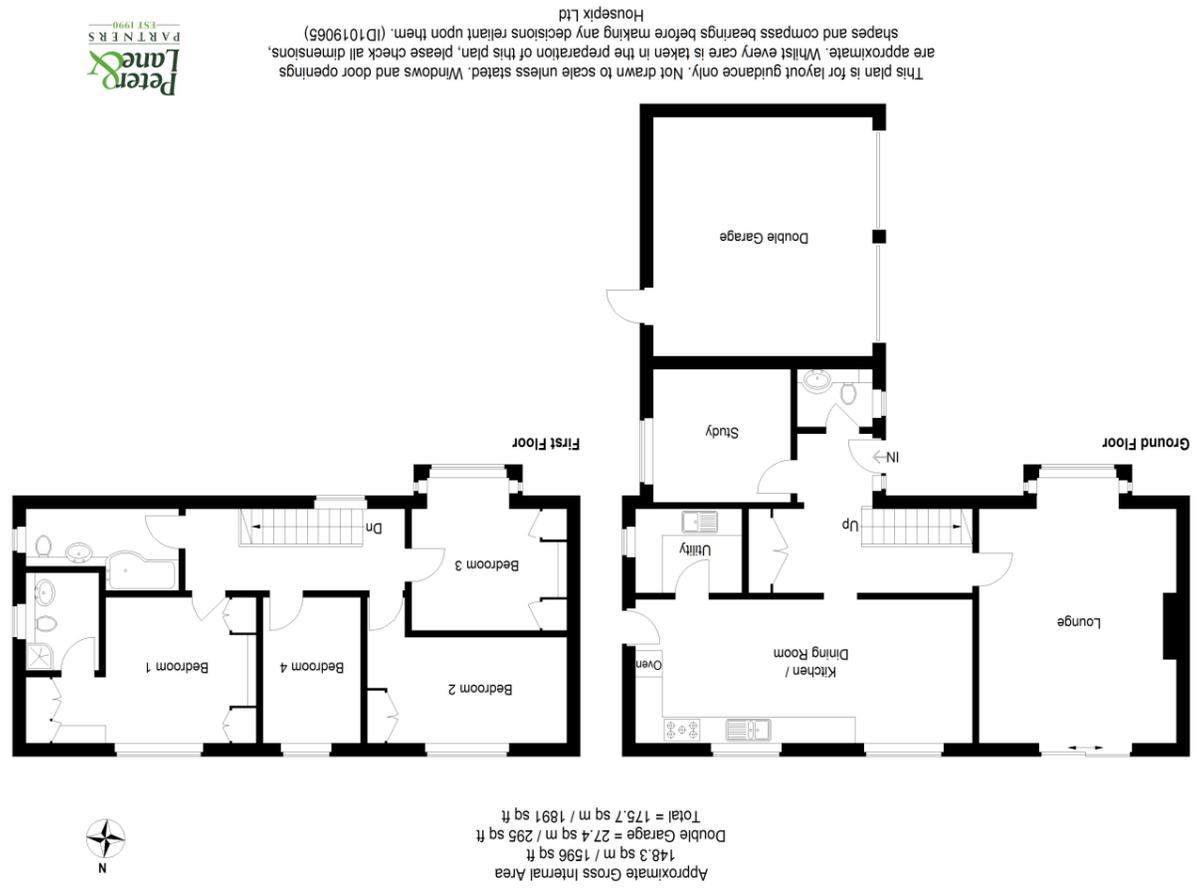
Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street, St Neots, Huntingdon, Cambs, PE26 1AA
Tel: 01480 414800

St Neots 32 Market Square, St Neots, Huntingdon, Cambs, PE26 1AA
Tel: 01480 406400

Kimbolton 24 High Street, Kimbolton, Huntingdon, Cambs, PE26 1AA
Tel: 01480 860400

Mayfair Office Cashel House, 15 Thayer St, London, W1T 2TH
Tel: 0870 112 7099



- Westbury Homes Built Family Home
- Generous Study/Family Room
- Re-Fitted Sanitary Ware
- Mature And Private Side And Rear Gardens
- Adjacent To Hartford Woodland Walk

- Four Double Bedrooms
- Beautifully Re-Fitted Kitchen/Dining Room
- Spacious And Light Throughout
- Double Garaging With Electric Doors
- Short Walk From The Cambridge Guided Bus Route



Integral Storm Canopy Over

UPVC double glazed front door to

Reception Hall

15' 1" x 11' 10" (4.60m x 3.61m)

Single panel radiator, coving to ceiling, ceramic tiled flooring, inner access to

Inner Hall

Stairs to first floor, single panel radiator, UPVC window to front aspect, double cloaks cupboard, coving to ceiling.

Cloakroom

5' 0" x 5' 0" (1.52m x 1.52m)

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage and mixer tap, access to loft space, heated towel rail, extensive ceramic tiling, UPVC window to front aspect, vinyl floor covering.

Study/Family Room

10' 5" x 9' 8" (3.17m x 2.95m)

Double panel radiator, UPVC window to garden terrace to the side, telephone point, coving to ceiling, laminate floor covering.

Kitchen/Breakfast Room

24' 11" x 10' 6" (7.59m x 3.20m)

An impressively proportioned double aspect space with UPVC door to garden terrace and two UPVC windows to rear garden, two radiators, recessed lighting, re-fitted in a range of quality Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer one and a half bowl Franke sink unit with mono bloc mixer tap, drawer units, pan drawers, integrated automatic dishwasher, Bosch electric oven and integrated microwave, induction hob with bridging unit and extractor fitted above, composite floor covering.

Utility Room

8' 1" x 6' 6" (2.46m x 1.98m)

UPVC window to side aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer resin sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, cupboard housing pressurised water system and shelving, ceramic tiled flooring.

Sitting Room

20' 8" x 14' 9" (6.30m x 4.50m)

A light double aspect room with UPVC bow window to front and sliding double glazed patio doors to rear, two single panel radiators, TV point, telephone point, central feature fireplace with inset Living Flame coal effect gas fire, coving to ceiling, engineered Oak flooring.

First Floor Galleried Landing

16' 9" x 6' 5" (5.11m x 1.96m)

UPVC window to front aspect, single panel radiator, access to loft space, coving to ceiling, engineered Cherrywood flooring.

Principal Bedroom

15' 8" x 10' 9" (4.78m x 3.28m)

UPVC window to rear aspect, single panel radiator, extensive range of furniture incorporating 'His' and 'Hers' double wardrobes, overbed bridging units, additional wardrobe range and dressing table, coving to ceiling, laminate floor covering.

En Suite Shower Room

7' 6" x 6' 0" (2.29m x 1.83m)

Re-fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, shaver point, bidet, heated towel rail, screened shower enclosure with independent shower unit over, recessed lighting, extractor, vinyl floor covering.

Bedroom 2

12' 4" x 11' 5" (3.76m x 3.48m)

A light front facing room with UPVC window, cabinet storage and window seating, a selection of furniture incorporating two cupboard units and overbed bridging units, double panel radiator, coving to ceiling, laminate floor covering.

Bedroom 3

14' 9" x 10' 10" (4.50m x 3.30m)

UPVC window to rear aspect, single panel radiator, double wardrobe with hanging and shelving, coving to ceiling, laminate flooring.

Bedroom 4

10' 10" x 7' 3" (3.30m x 2.21m)

Coving to ceiling, UPVC window to garden aspect, single panel radiator, engineered wood flooring.

Family Bathroom

11' 11" x 6' 5" (3.63m x 1.96m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, cabinet storage and drawer units, heated towel rail, 'P' shaped panel bath with folding shower screen, mixer tap and independent shower unit fitted over, extractor, recessed lighting, composite flooring.

Double Garage

17' 10" x 16' 5" (5.44m x 5.00m)

Twin electrically operated roller doors, power, lighting, eaves storage space and private door to the rear.

Outside

The front garden offers parking provision for two to three large vehicles accessing the **Double Garage** as described. Gated access extends to a re-paved pathway through to a pleasantly arranged courtyard garden, recently re-laid patio and terracing, stocked flower beds edged in brickwork and enclosed by panel fencing with mature woodland screening to the side. The rear garden measures approximately 55' 9" x 49' 3" (16.99m x 15.01m) and is pleasantly arranged with a paved terrace, well tended lawns with heavily stocked shrub and flower borders, a selection of ornamental trees, summer house with electricity and access to wi-fi, timber decked seating area, outside tap and lighting, a trellis arch and the garden is enclosed by a combination of panel fencing offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - F

