

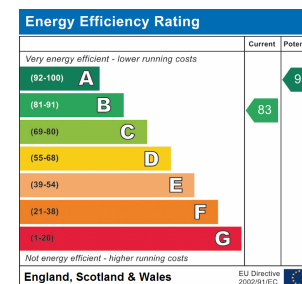


5 Lenveyse Avenue, Alconbury Weald PE28 4LD

£295,000



- Beautifully Presented and Contemporary Link Detached Home
- Stunning Fitted Kitchen
- En Suite to Master Bedroom
- High Quality Sanitary Ware Throughout
- Two Car Drive Way
- Roof Top Garden
- Landscaped Rear Garden
- Desirable Estate Location



Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

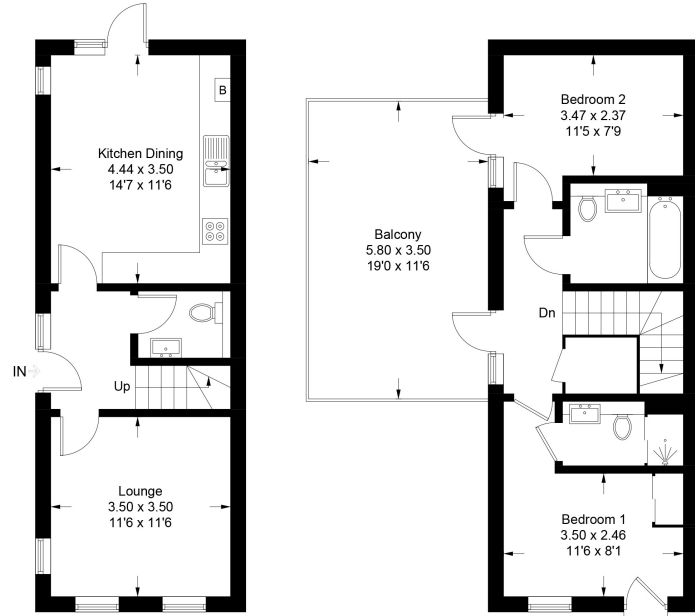
St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



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. (ID815584)



Panel Door With Glazed Side Panel To

Reception Hall

Stairs to first floor, shoe cupboard storage, Karndean flooring finished in Herringbone Oak.

Sitting Room

13' 1" x 11' 2" (3.99m x 3.40m)

A light double aspect room with UPVC picture windows to front and side aspects, cast iron free standing radiator, TV point, telephone point, Karndean flooring.

Kitchen/Dining Room

14' 5" x 11' 2" (4.39m x 3.40m)

Fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces, under unit lighting, feature wall finished in glass tiling, a double aspect room with windows to side and rear gardens and glazed door to garden aspect, a selection of integrated appliances incorporating fridge freezer, automatic dishwasher and washer dryer, integral electric oven and induction hob with suspended extractor unit fitted above, double panel radiator, drawer units and pan drawers, ceramic tiled flooring.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap and tiling, extractor, ceramic tiled flooring.

First Floor Landing

Glazed door to **Roof Top Garden**, storage cupboard, independent air conditioning unit, access to insulated loft space.

Roof Top Garden

18' 8" x 11' 10" (5.69m x 3.61m)

Finished in composite decking and enclosed by balustrade offering a good degree of privacy. Currently arranged with garden furniture and barbeque area. A stunning addition to the courtyard garden to the rear.

Master Bedroom

13' 5" x 11' 2" (4.09m x 3.40m)

UPVC window to front aspect, glazed door to Juliette balcony to the front, double wardrobe range with hanging and shelving.

En Suite Shower Room

7' 3" x 4' 7" (2.21m x 1.40m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, heated towel rail, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, porcelain floor tiling.

Family Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, extensive tiling, shaver point, heated towel rail, recessed lighting, porcelain flooring.

Bedroom 2

11' 2" x 10' 2" (3.40m x 3.10m)

Glazed door to **Roof Top Terrace Garden**, radiator.

Outside

There is a pleasant area of planted border to the front and a drive way giving provision for two large vehicles with **Car Port**. Gated access extends to a pleasantly arranged hard landscaped rear courtyard garden with Oak pergola, enclosed by panel fencing. There is a covered bin and separate bike store.

Tenure

Freehold

Maintenance Charge - £290.00 per annum

Council Tax Band - C