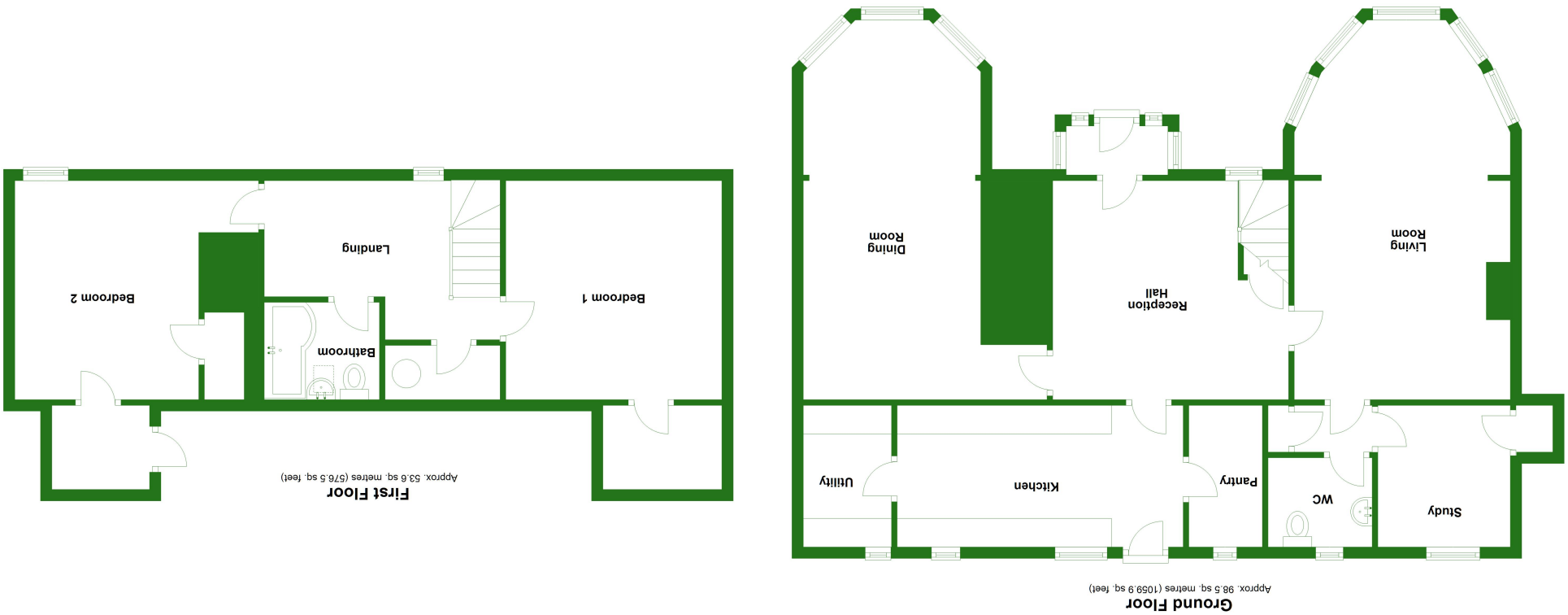


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Huntingdon	St Neots	Kimbolton	Mayfair Office
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- Charming Grade II Listed Character Cottage
- Three Reception Rooms
- Walk In Pantry And Utility Room
- Landscaped Front And Rear Gardens
- Off Road Parking Provision

- Retaining Many Original Features
- Kitchen/Breakfast Room
- Generous Accommodation
- Pleasantly Positioned On The Edge Of The Village
- Landscaped Gardens

**Glazed Panel Door To**

**Entrance Hall**

Some panel work, ceramic tiled flooring, internal panel door to

**Dining Hall**

13' 5" x 12' 10" (4.09m x 3.91m)

Impressive central ingle nook fire place with exposed internal brick work chimney feature and timber bressumer over with inset cast iron wood burner and tiled hearth, exposed structural timber work to ceiling, stairs to first floor with under stairs storage cupboard,.

**Sitting Room**

22' 0" x 12' 10" (6.71m x 3.91m)

Part vaulted ceiling extending to 3.2m in height, bay window to front, central fully functional fire place recess with timber bressumer above, radiator, TV point, telephone point, exposed structural timber work, wall light points.

**Inner Hall**

cupboard storage.

**Work Room/Office**

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

Fixed display shelving, internal window to rear, double panel radiator, vinyl floor covering.

**Cloakroom**

5' 11" x 4' 11" (1.80m x 1.50m)

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, window to rear aspect, access to loft space, ceramic tiled flooring.

**Dining Room**

22' 8" x 14' 1" (6.91m x 4.29m)

Bay window to front aspect, 3.2m ceiling height, two double panel radiators, central decorative Victoriana fire place.

**Kitchen**

16' 5" x 7' 10" (5.00m x 2.39m)

Door and window to garden aspect to the rear, fitted in a range of traditional farm house style base and wall mounted cabinets with complementing work surfaces and tiling, single drainer one and a half bowl ceramic sink unit with mixer tap, space for cooking range, glass fronted display cabinets, integrated automatic dishwasher and fridge freezer, drawer units, recessed lighting, ceramic tiled flooring.

**Walk In Pantry**

8' 6" x 3' 7" (2.59m x 1.09m)

Fixed shelving, ceramic tiled flooring, window to rear aspect,.

**Utility Room**

7' 10" x 4' 3" (2.39m x 1.30m)

Wall mounted gas fired central heating boiler (approximately 12 months old), serving hot water system and radiators, appliance spaces, ceramic tiled flooring, window to rear aspect.

**First Floor Landing**

A generous space, double panel radiator, walk in cupboard, exposed structural timber work.

**Family Bathroom**

6' 7" x 6' 7" (2.01m x 2.01m)

Fitted in a three piece white suite comprising low level WC, vanity was h hand basin with mixer tap, 'P' shaped panel bath with independent power shower fitted over, heated towel rail, extractor.

**Bedroom 1**

14' 5" x 12' 6" (4.39m x 3.81m)

Central cast fire place, timber work to ceiling, walk in storage cupboard.

**Bedroom 2**

13' 9" x 10' 2" (4.19m x 3.10m)

Walk in eaves storage cupboard, further cupboard storage, radiator, exposed timbers.

**Outside**

The property stands in pleasant landscaped gardens. the frontage has constructed borders stocked with prepared shrubs enclosed by trellis work and panel fencing. There is a gravelled parking area to the front giving provision for one or more vehicles. The rear garden is hard landscaped planned with low maintenance in mind with a generous timber shed, astro turf lawn and enclosed by a combination of panel fencing and brick walling with trellis work, outside tap and lighting.

**Tenure**

Freehold

Council Tax Band - C

