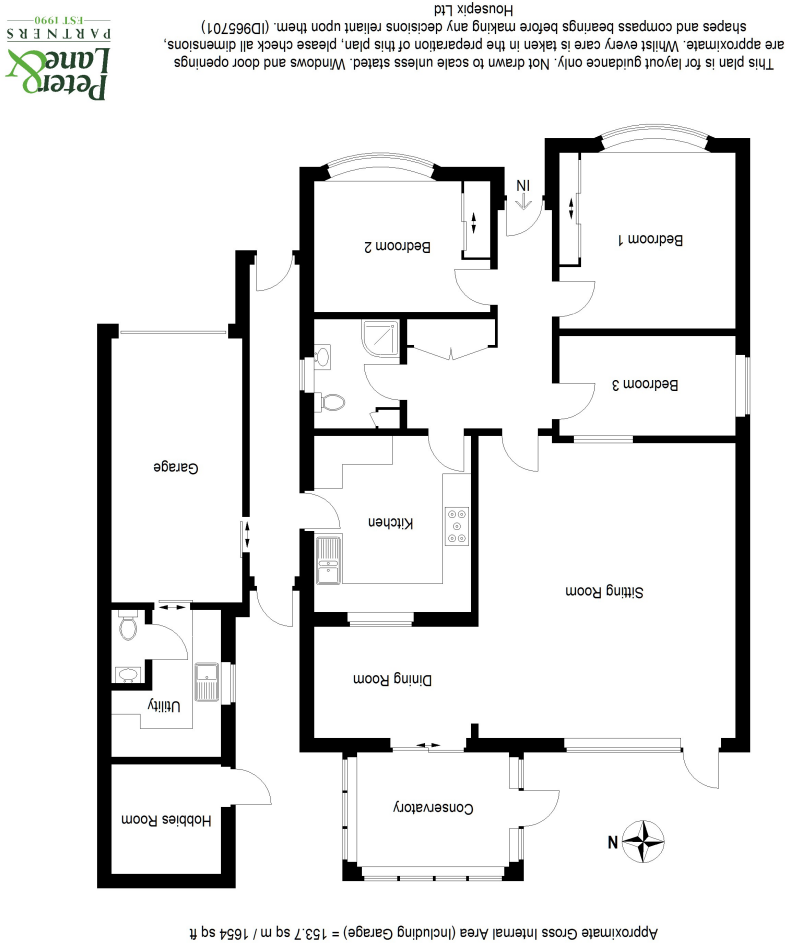


Huntingdon	60 High Street	32 Market Square	24 High Street	Kimbolton	Cashel House	Mayfair Office
Huntingdon	St.Neots	St.Neots	Kimbolton	Kimbolton	15 Thayer St, London	
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 01480 860400	Tel : 0870 112 7099		

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





- Beautifully Proportioned Individual Bungalow
- Re-Fitted Kitchen And Shower Room
- Garaging And Workshop
- Immediate Vacant Possession
- Extended Accommodation
- Stunning Mature Gardens
- Desirable 'Glebe Estate' Location
- No Forward Chain

**Recessed Storm Porch To**

UPVC double glazed panel door to

**Reception Hall**

15' 4" x 11' 2" (4.67m x 3.40m)

Double panel radiator, coving to ceiling, access to part boarded loft space with lighting and ladder, double shelved cupboard housing recently replaced gas fired central heating boiler.

**Shower Room**

6' 11" x 6' 6" (2.11m x 1.98m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, chrome heated towel rail, corner screened shower enclosure with independent shower unit fitted above, full ceramic tiling with natural stone contour border tiling, shelved wall cabinet, UPVC window to side aspect, ceramic tiled flooring.

**Bedroom 1**

12' 4" x 12' 3" (3.76m x 3.73m)

UPVC bow window to front aspect, double panel radiator, wardrobe range with hanging and shelving, coving to ceiling.

**Bedroom 2**

12' 3" x 9' 3" (3.73m x 2.82m)

UPVC bow window to front, wardrobe range with hanging and shelving, coving to ceiling.

**Bedroom 3**

12' 2" x 6' 11" (3.71m x 2.11m)

Double panel radiator, UPVC window to side aspect, coving to ceiling.

**Kitchen/Breakfast Room**

12' 2" x 11' 2" (3.71m x 3.40m)

Re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, a Leisure RangeMaster cooking range with suspended stainless steel extractor fitted above, under unit lighting, single drainer one and a half bowl stainless steel sink unit with mixer tap, integrated automatic dishwasher, pan drawers, drawer units, appliance spaces, recessed lighting, UPVC door and window to side aspect, internal serving hatch to **Dining Area**, ceramic tiled flooring.

**Covered Passageway**

24' 3" x 3' 3" (7.39m x 0.99m)

Running between the property and garage with poly carbonate roofing, UPVC window and door to front aspect, outside tap, meter box, UPVC door to rear aspect, ceramic tiled flooring.

**Garage**

17' 9" x 8' 10" (5.41m x 2.69m)

Up and over door, power and lighting.

**Utility Room**

10' 6" x 7' 7" (3.20m x 2.31m)

Fitted in a range of base units with work surfaces and tiling, appliance spaces, plumbing for automatic washing machine, single drainer stainless steel sink unit, composite flooring, inner door to

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, wall light point, full ceramic tiling.

**Sitting/Dining Room**

28' 4" x 20' 6" (8.64m x 6.25m)

An impressively proportioned room part of the extended accommodation, central feature tiled fireplace with timber sill, dado rail, TV point, telephone point, wall light points, three double panel radiators, UPVC door and windows to garden terrace to the rear, sliding double glazed patio doors accessing

**Conservatory**

11' 3" x 8' 1" (3.43m x 2.46m)

Wall light points, double panel radiator, double poly carbonate roofing, glazed door to garden terrace to the rear.

**Outside**

There is an impressive lawned frontage and an extensive brick paviour driveway giving provision for several vehicles accessing the **Garage** as described. There are well stocked shrub borders and outside lighting. The rear garden is pleasantly arranged measuring approximately 49' 3" x 49' 3" (15.01m x 15.01m) with an extensive paved terrace, a constructed planter with a selection of evergreen shrubs, ornamental trees and prepared borders, the gardens are primarily lawned with green house and a good sized timber shed, outside lighting and power with gated access extending to the front. There is a small **Workshop/Potting Shed** attached to the rear of the garage.

**Tenure**

Freehold

Council Tax Band- D

