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

Energy Efficiency Rating

England, Scotland & Wales

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. (ID11181908)
Housepix Ltd

Ground Floor

Garage

IN

Dining Room

Up

Lounge

Kitchen

OV

First Floor

Bedroom 2

Bedroom 4

Dn

Bedroom 1

Bedroom 3

T

Approximate Gross Internal Area (Excluding Garage)
94.5 sq m / 1017 sq ft

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- Well Positioned Family Home
- En Suite To Principal Bedroom
- UPVC Double Glazing
- Single Garaging
- Walking Distance Of Railway Station

- Four Bedrooms
- Two Reception Rooms
- Generous Frontage And Plenty Of Parking Provision
- Mature And Landscaped Rear Garden

Glazed Panel Door To

Entrance Hall
13' 8" x 6' 0" (4.17m x 1.83m)
Stairs to first floor, single panel radiator, ceramic tiled flooring

Cloakroom
Fitted in a piece white suite comprising, low level WC, Vanity wash hand basin with tiled surrounds, single panel radiator, UPVC window to front aspect.

Sitting Room
14' 7" x 12' 4" (4.45m x 3.76m)
UPVC sliding patio doors to garden terrace to the rear and UPVC window to rear, radiator, TV point, telephone point, coving to ceiling.

Dining Room
12' 6" x 9' 4" (3.81m x 2.84m)
UPVC bay window to front aspect, radiator, coving to ceiling.

Kitchen
11' 7" x 10' 1" (3.53m x 3.07m)
Fitted range of base and wall mounted units with work surfaces and tiled surrounds, UPVC window and door to garden aspect, larder unit, Franke sink unit, integral electric oven and gas hob with bridging unit and extractor above, concealed gas fired central heating boiler, ceramic tiled flooring.

First Floor Galleried Landing
UPVC window to side aspect, single panel radiator, access to insulated loft space, airing cupboard housing hot water cylinder and shelf space.

Principal Bedroom
12' 6" x 9' 5" (3.81m x 2.87m)
UPVC to rear aspect, extensive wardrobe range with hanging and shelf space, radiator.

En Suite Shower Room
6' 11" x 6' 1" (2.11m x 1.85m)
Fitted in a three piece Ideal Standard suite comprising low level WC with concealed cistern, vanity wash hand basin with tiling, extractor, shaver light point, radiator, walk-in screened shower enclosure with independent shower unit, vinyl flooring, UPVC window to rear aspect.

Bedroom 2
10' 6" x 9' 8" (3.20m x 2.95m)
UPVC window to front aspect, radiator.

Bedroom 3
9' 3" x 8' 11" (2.82m x 2.72m)
UPVC window to rear aspect, radiator

Bedroom 4
8' 3" x 6' 9" (2.51m x 2.06m)
UPVC window to front aspect, radiator.

Family Bathroom
6' 11" x 6' 7" (2.11m x 2.01m)
Fitted in a three piece suite comprising low level WC, shaver light point, extractor, vanity wash hand basin with cabinet storage, panel bath and folding screen, mixer tap hand shower, full ceramic tiling.

Outside
The front garden is laid to lawn with an extensive driveway for two large vehicles accessing the **Single Garage** with up and over door, power and lighting. The rear garden is pleasantly arranged and landscaped, primarily lawned with a paved terrace, outside lighting and tap, seating area with timber pergola. The rear garden is enclosed by panel fencing and mature screening offering a reasonable degree of privacy.

Buyers Information
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure
Freehold
Council Tax Band - D