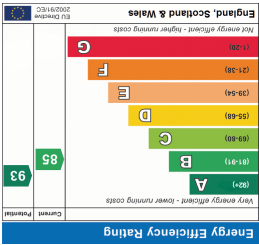


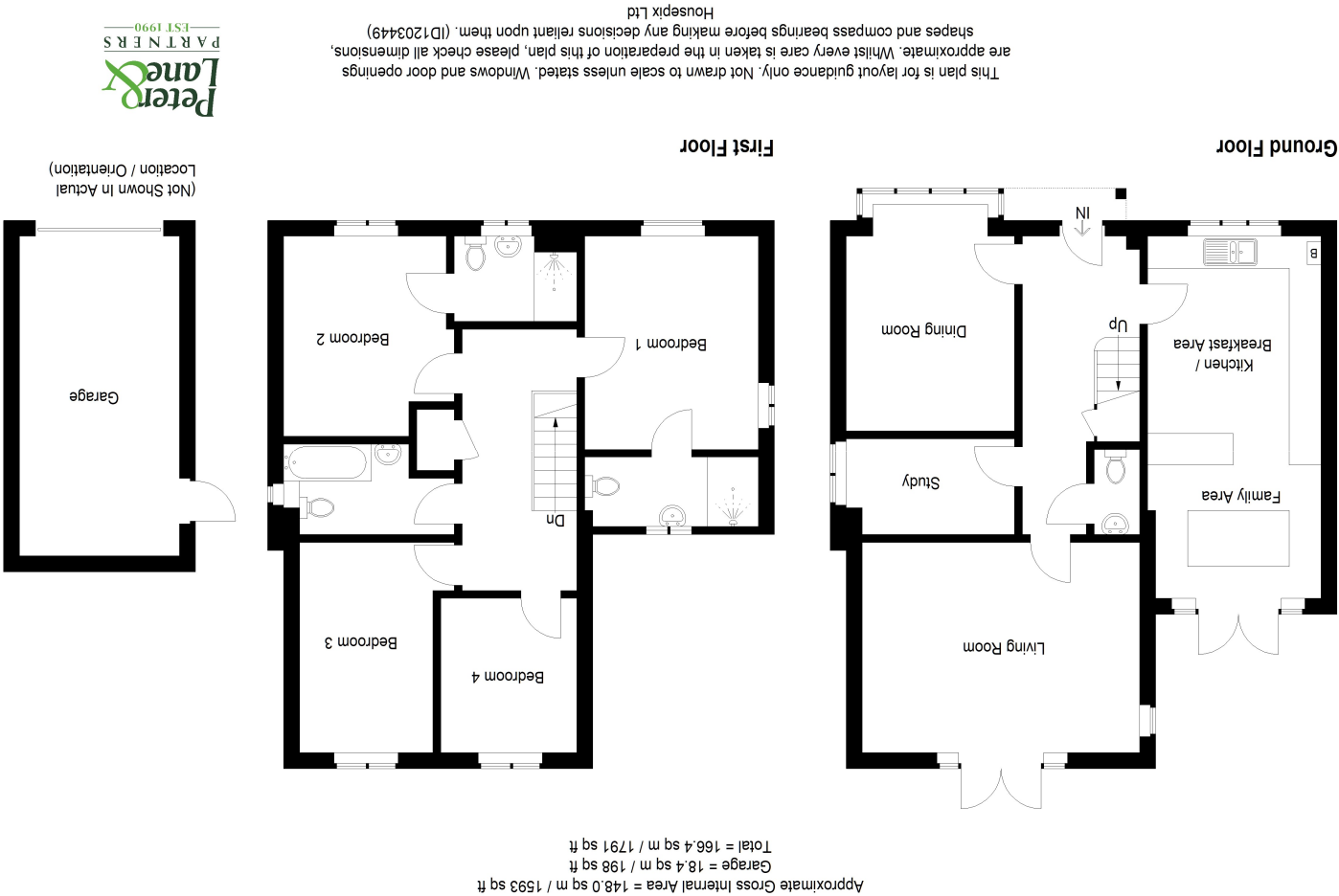
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





Huntingdon	St Neots	Kimbolton	Mayfair Office
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- Bellway Built Detached Family Home
- En Suites To Principal And Guest Rooms
- Kitchen/Breakfast/Family Room
- Good Sized Enclosed Rear Garden
- Sought After Development

- Four Generous Sized Bedrooms
- Three Reception Rooms
- Cloakroom And Family Bathroom
- Garage And Driveway Parking
- Walking Distance Of Village Shops And Amenities

Integral Storm Canopy Over

Glazed panel door to

Entrance Hall

19' 3" x 6' 10" (5.87m x 2.08m)

Coats hanging area, stairs to first floor with understairs storage, double panel radiator, Amtico flooring.

Dining Room

14' 10" x 10' 5" (4.52m x 3.17m)

UPVC bay window to front aspect, double panel radiator.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, double panel radiator, Amtico flooring, fuse box and master switch, extractor unit.

Study

10' 5" x 6' 4" (3.17m x 1.93m)

UPVC window to side aspect, double panel radiator.

Sitting Room

17' 1" x 13' 0" (5.21m x 3.96m)

A double aspect room with UPVC French doors to garden terrace and full height picture window to rear aspect, two double panel radiators, TV point, telephone point.

Kitchen/Breakfast/Family Room

22' 8" x 10' 7" (6.91m x 3.23m)

A light double aspect room with UPVC window to front aspect and French doors to garden terrace to the rear, twin Velux windows and part vaulted roof line to the rear elevation, double panel radiator, Amtico flooring, fitted in a range of Shaker style cream base and wall mounted cabinets with complementing work surfaces with up-stands, single drainer one and a half bowl stainless steel sink unit with mixer tap, automatic washing machine and dishwasher, integral gas hob with suspended extractor fitted above, twin AEG electric ovens, fridge freezer, recessed lighting.

First Floor Galleried Landing

Access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

12' 3" x 10' 6" (3.73m x 3.20m)

UPVC window to front aspect, double panel radiator,.

En Suite Shower Room

7' 3" x 4' 6" (2.21m x 1.37m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit fitted over, UPVC window to front aspect, chrome heated towel rail, Amtico flooring, recessed lighting.

Bedroom 2

13' 2" x 10' 11" (4.01m x 3.33m)

UPVC window to front aspect, double panel radiator, wardrobe range with hanging and storage, inner access to

Guest En Suite Shower Room

10' 10" x 4' 1" (3.30m x 1.24m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower head over, recessed lighting, Amtico flooring, chrome heated towel rail, UPVC window to rear aspect.

Bedroom 3

13' 1" x 9' 9" (3.99m x 2.97m)

UPVC window to rear aspect, double panel radiator.

Bedroom 4

9' 7" x 8' 5" (2.92m x 2.57m)

UPVC window to rear aspect, double panel radiator.

Family Bathroom

10' 6" x 5' 8" (3.20m x 1.73m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, Amtico flooring, chrome heated towel rail, extensive ceramic tiling, recessed lighting, UPVC window to side aspect.

Outside

The front garden is well stocked with ornamental shrubs and enclosed by low wrought iron railings. There is an extensive brick paviour driveway positioned to the side giving provision for two large vehicles accessing the **Oversized Garage** measures 19' 6" x 9' 10" (5.94m x 3.00m) with single up and over door, power, lighting and private door to the rear. The rear garden is of a good size with a paved terrace, areas of lawn, a stocked selection of ornamental shrubs, outside lighting, tap and power with gated access to the front. The rear garden is enclosed by a combination of panel fencing.

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

Service Charge - TBC

Council Tax Band - E

