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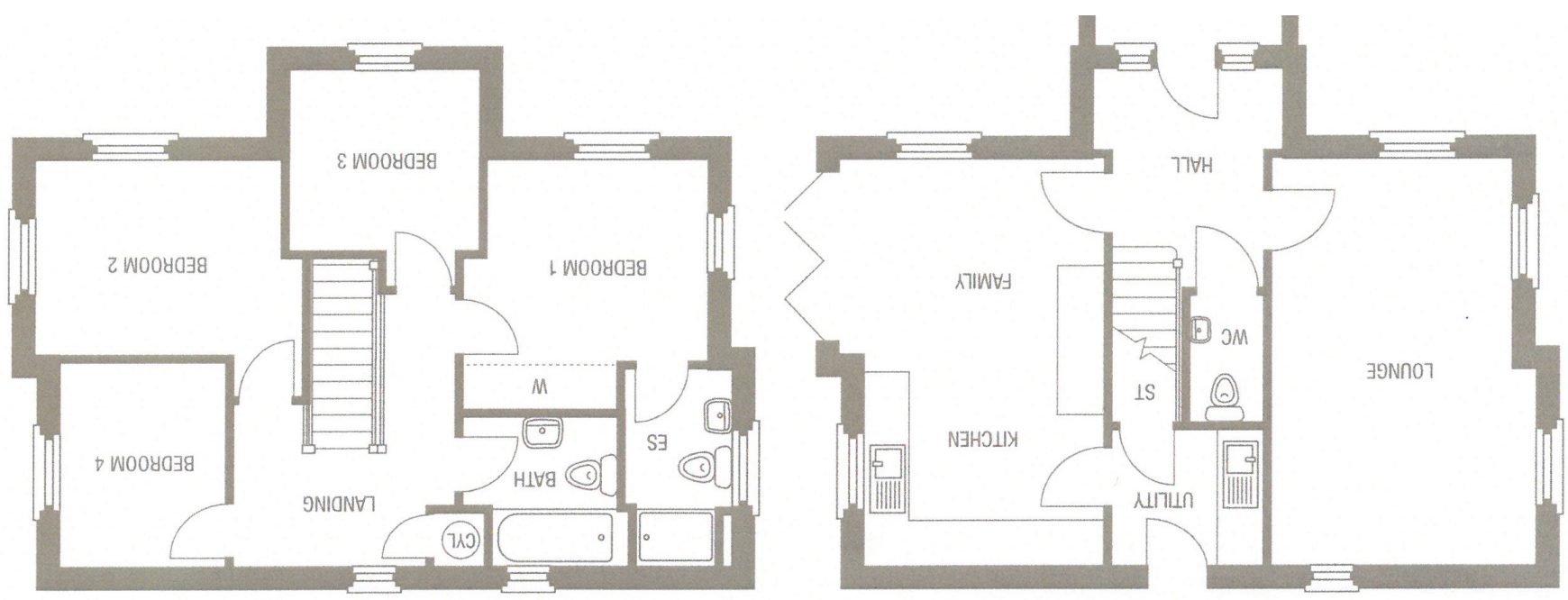


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- Spacious Family Home
- Well Appointed Kitchen With Neff Appliances
- Modern Sash Windows Giving An Abundance Of Natural Light
- Part Exchange/Chain Break Available
- Bi-Fold Doors From Kitchen/Family Room To Garden
- Separate Utility Room
- Elegant Landing Leading To Four Generous Sized Bedrooms

Composite Panel Door To

Reception Hall

A spacious hall leading to the downstairs cloakroom and first floor.

Lounge

18' 3" x 11' 8" (5.56m x 3.56m)

A light double aspect room with UPVC sash picture windows to front and side aspects, TV point, telephone point, coving to ceiling.

Cloakroom

5' 9" x 3' 3" (1.75m x 0.99m)

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling.

Kitchen/Family Room

18' 3" x 11' 8" (5.56m x 3.56m)

This extensive Kitchen, Breakfast Family room is fitted with a contemporary range of units, Neff appliances fitted throughout including Double Oven, fridge freezer and dishwasher, boasting large bi-fold doors opening up this marvellous space onto a private garden.

Utility Room

6' 8" x 6' 0" (2.03m x 1.83m)

Fitted in a range of contemporary cabinets, inset sink unit with mono bloc mixer tap, concealed gas fired central heating boiler serving hot water system and radiators.

First Floor Landing

Access to loft space, UPVC sash picture window, airing cupboard housing pressurised hot water system.

Principal Bedroom

11' 2" x 10' 10" (3.40m x 3.30m)

Windows to front and side aspects, a selection of Hammonds wardrobe range with hanging and shelving.

En Suite Shower Room

8' 8" x 4' 8" (2.64m x 1.42m)

Fitted in a three piece contemporary white suite comprising low level WC, wash hand basin with mixer tap, over sized screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling, recessed lighting.

Bedroom 2

11' 10" x 10' 7" (3.61m x 3.23m)

A double aspect room with UPVC sash picture windows to front and side aspects.

Bedroom 3

9' 8" x 8' 4" (2.95m x 2.54m)

UPVC sash picture window to front aspect.

Bedroom 4

9' 3" x 7' 5" (2.82m x 2.26m)

UPVC sash picture window to side aspect.

Family Bathroom

6' 11" x 6' 8" (2.11m x 2.03m)

Fitted in a selection of Villeroy & Boch sanitary ware comprising low level WC, suspended vanity wash hand basin with mixer tap, panel bath with mixer tap, recessed lighting.

Outside

Tenure

Freehold

Maintenance Charge - TBC

Council Tax Band - TBC

