

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

Huntingdon
 60 High Street
 St Neots
 Tel: 01480 414800

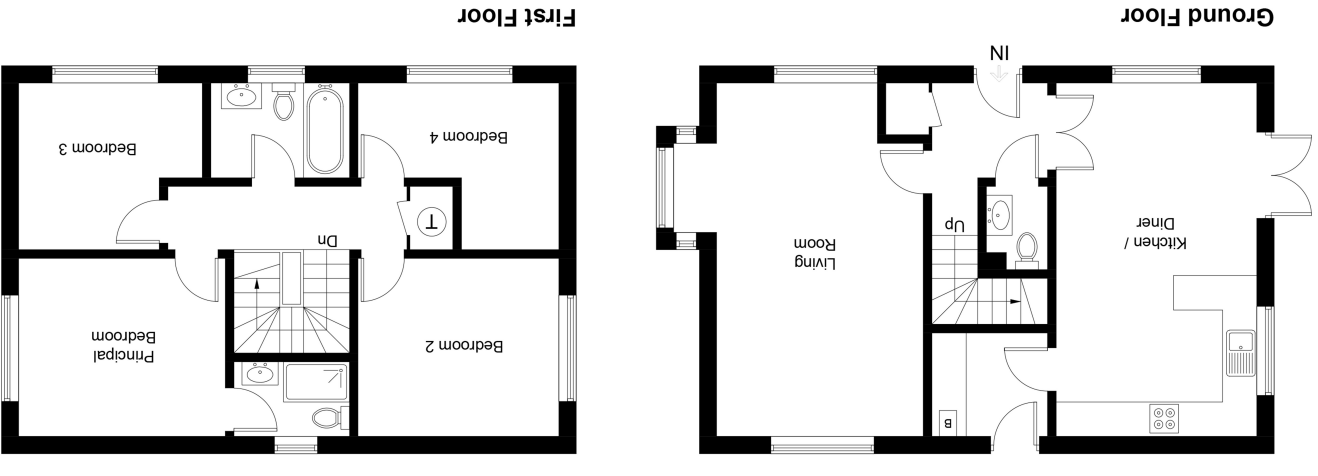
Huntingdon
 32 Market Square
 St Neots
 Tel: 01480 406400

Kimbolton
 24 High Street
 Kimbolton
 Tel: 01480 860400

Mayfair Office
 Cashel House
 15 Tayer St, London
 Tel: 0870 1127099



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. (ID950290)
 Housepex Ltd



Haynes Close, Sawtry Huntingdon, PE28 5ZJ
 Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft



- Stunning Detached Family Home
- Four Bedrooms And En Suite
- Remote Controlled Vehicular Gates
- Popular Village Position

- Immaculate Presentation
- Contemporary Open Plan Kitchen / Breakfast Room
- Garaging And Landscaped Gardens
- Walking Distance to Local Schooling



Integral Storm Canopy Over

Port hole panel door to

Entrance Hall

Double panel radiator, stairs to the first floor, Moduleo LVT flooring.

Cloakroom

5' 5" x 3' 5" (1.65m x 1.04m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, ceramic tiling, double panel radiator, LVT flooring, fitted cloaks cupboard with hanging, shelving and lighting.



Sitting Room

20' 0" x 11' 10" (6.10m x 3.61m)

A light, contemporary triple aspect room with UPVC window to front, UPVC bay window to side aspect and further UPVC window to rear, two double panel radiators, TV point and telephone point.

Kitchen/Breakfast Room

20' 3" x 11' 9" (6.17m x 3.58m)

Fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and upstands, central dividing two stool peninsular unit, single drainer one and half bowl sink unit with mixer tap, drawer units and pan drawers, skirting level convector heater, fitted double oven with integral ceramic hob, suspended stainless steel extractor fitted above, integrated automatic dishwasher, under unit lighting, fitted fridge freezer, recessed lighting, double panel radiator, LVT flooring, UPVC windows to two aspects with French doors accessing the garden terrace to the rear.



Utility Room

6' 8" x 6' 6" (2.03m x 1.98m)

Fitted in a range of units with work surfaces and upstands, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, LVT flooring, double panel radiator.



First Floor Galleried Landing

Double panel radiator, access to insulated loft space, fitted airing cupboard housing pressurised water system.

Family Bathroom

8' 3" x 5' 9" (2.51m x 1.75m)

Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, panel bath with folding shower screen and mixer tap with independent shower unit fitted over, LVT flooring, chrome heated towel rail, extensive contemporary tiling and recessed lighting, UPVC window to front aspect.



Principal Bedroom

12' 0" x 10' 6" (3.66m x 3.20m)

UPVC window to side aspect, double panel radiator, TV point, telephone point, inner access to

En Suite Shower Room

6' 10" x 6' 0" (2.08m x 1.83m)

Fitted in a three piece contemporary white suite comprising low level WC, oversized screened shower enclosure with independent shower unit fitted over, contour tiling, suspended wash hand basin with mixer tap, shaver point, chrome heated towel rail, LVT flooring, UPVC window to rear aspect, recessed lighting.

Bedroom 2

11' 7" x 9' 9" (3.53m x 2.97m)

UPVC window to rear aspect, double panel radiator.

Bedroom 3

11' 7" x 9' 6" (3.53m x 2.90m)

UPVC window to front aspect, double panel radiator.

Bedroom 4

10' 7" x 9' 9" (3.23m x 2.97m)

UPVC window to side aspect, double panel radiator.

Outside

The property stands on a beautifully landscaped corner plot, the frontage is enclosed by mature Laurel hedging, a selection of evergreens and laid to slate borders with outside lighting. The rear garden (measures approximately 59' 1" x 33' 2" (18.01m x 10.11m) and is pleasantly arranged with an extensive timber decked terrace, built raised planters with a selection of ornamental shrubs, lighting and tap, the gardens are enclosed by fencing and an electric sliding gate accessing the tarmac driveway giving provision for two large vehicles leading to the **Single Garage** measuring 19' 5" x 10' 3" (5.92m x 3.12m) with up and over door, eaves storage space, power, lighting and security lighting, there is an additional side garden laid with Astro and a further timber decked seating area, an ideal space for rotary line, further lighting and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - E

Management Charge - approximately £200 per annum

