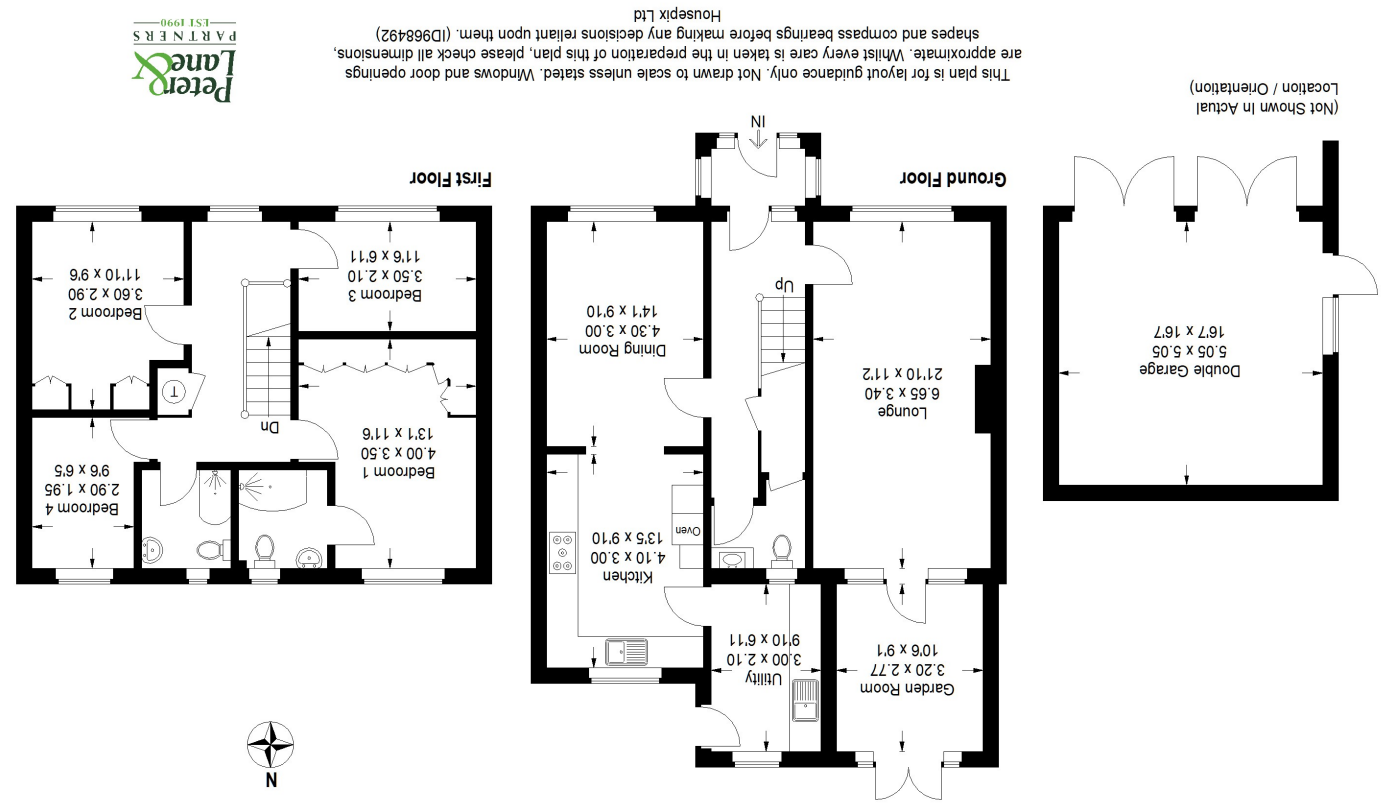


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in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

Huntingdon branch: 01480 414800
 www.peterlane.co.uk Web office open all day every day
Huntingdon 60 High Street St Neots 32 Market Square
 15 Thayer St, London Kimbolton 24 High Street
 Cashel House
 Mayfair Office
 Tel: 01480 414800
 Tel: 01480 406400
 Tel: 01480 860400
 Tel: 0870 112 7099

St Margarets Road, Wyton, PE28 2AN

Approximate Gross Internal Area = 140.4 sq m / 1511 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 166.9 sq m / 1796 sq ft



- Beautiful Detached Family Home
- En Suite And Family Bathroom
- Kitchen/Dining Room And Utility Room
- Well Tended Gardens And Secret Courtyard
- Cul De Sac Location

- Four Good Sized Bedrooms
- Living Room And Garden Room
- Double Garage And Ample Off Road Parking
- Vastly Improved And Extremely Well Maintained
- Walking Distance Of Village Primary School And Amenities



UPVC Double Glazed Door To

Entrance Porch

6'9" x 3'10" (2.06m x 1.17m) Double glazed windows to front and both side aspects, wall light point, seating area with storage under, tiled flooring, internal door to

Reception Hall

Alarm control panel, central heating thermostat, radiator, under stairs storage cupboard with lighting, coving to ceiling, wood effect flooring.

Cloakroom

5'10" x 4'10" (1.78m x 1.47m) Fitted in a modern two piece suite comprising low level WC with concealed cistern, counter top wash hand basin with tiling, deep shelved storage cupboard (with the potential to create a shower cubicle), radiator, extractor fan, coving to ceiling, tiled flooring.

Living Room

22'4" x 11'3" (6.81m x 3.44m)
Double glazed window to front aspect, central feature fireplace with chimney breast display plinth and tiled hearth with timber bressumer over and gas fire point, two radiators, TV point, coving to ceiling, wood effect flooring, two internal windows and glazed door to: 6.81 x 3.44m

Garden Room

10'8" x 9'1" (3.24m x 2.77m)
Two double glazed windows and UPVC double glazed French doors to decked entertaining area, Velux window, wall mounted thermostat for electric under floor heating, recessed down lighters, part vaulted ceiling, wood effect flooring.

Dining Room

14'0" x 9'8" (4.27m x 2.95m)
Double glazed window to front aspect, radiator, TV point, coving to ceiling, wood effect flooring, opening to

Kitchen

13'8" x 10'3" (4.17m x 3.12m)
Double glazed window to rear aspect, re-fitted in a range of base, drawer and wall mounted units, corner carousel unit, complementing work surfaces and glass up-stands, under unit lighting, two double hidden sockets with USB points and two additional hidden single sockets, Blanco butler style ceramic sink and drainer with mixer tap, a range of Neff integrated appliances incorporating fridge freezer, combination microwave and oven and electric multi function steam oven with hide and slide door, five hot plate induction hob with concealed extractor fan, space and plumbing for dishwasher, concealed central heating boiler, black contemporary style vertical radiator, recessed downlighters on dimmer switch, ceramic tiled flooring.

Utility Room

9'9" x 7'5" (2.98m x 2.26m)
Double glazed window to rear, UPVC double glazed door to side, fitted in a comprehensive range of base and wall mounted units, under unit lighting, stainless steel single drainer sink unit with mixer tap, complementing tiling, space and plumbing for washing machine, potential space for tumble dryer, coving to ceiling.

First Floor Galleried Landing

Double glazed window to front aspect, access to loft space with part fixed boarding and part loose boarding and lighting, shelved airing cupboard housing hot water cylinder, radiator, coving to ceiling.

Principal Bedroom

14'6" x 11'5" (4.42m x 3.49m)
Double glazed window to rear aspect, radiator, TV point, coving to ceiling, **Dressing Area** with four double and one large corner wardrobe with hanging, shelving and storage, recessed down lighters.

En Suite Shower Room

6'4" x 5'10" (1.92m x 1.77m) Double glazed window to rear aspect, fitted in a modern three piece suite comprising low level WC, wash hand basin, double shower cubicle with Aqualisa touch controlled shower with drench style shower head over and hand held attachment, full ceramic tiling, radiator, wall mounted mirror cabinet, recessed down lighters, Karndean flooring.

Bedroom 2

11'11" x 9'6" (3.62m x 2.90m)
Double glazed window to front aspect, radiator, TV point, two double wardrobes with hanging and shelving, display shelving, coving to ceiling, exposed floor boards.

Bedroom 3/Home Office

11'11" x 9'6" (3.62m x 2.90m)
Double glazed window to front aspect, radiator, coving to ceiling, BT telephone/broadband socket, exposed floor boards.

Bedroom Four

9'5" x 6'11" (2.87m x 2.10m)
Double glazed window to rear aspect, radiator, coving to ceiling.

Family Shower Room

6'6" x 5'7" (1.98m x 1.70m) Double glazed window to rear aspect, fitted in a modern three piece suite comprising low level WC, wash hand basin, double shower cubicle with Aqualisa touch controlled shower, radiator, wall mounted mirror cabinet, recessed down lighters, Karndean flooring.

Outside

The front garden is laid to lawn with established flower and shrub borders to include three rose bushes and outside lighting. To the side of the property there is a gravel drive way providing off road parking for four to five vehicles leading to the **Double Garage** with lighting measuring approximately 17'0" x 16'8" (5.17m x 5.07m) with two sets of double timber doors, power, lighting, eaves storage space with lighting, personal door and window to side aspect (potential to create an annexe or home office/garden room (stpp), outside tap, electric and gas meters, and mature hedge screening.

Outside Rear

Side gated access leads to the rear garden with a decked seating area measuring 18'7" x 11'9" (5.70m x 3.65m) with two outside lights, outside tap with four way connector connected to the irrigation system and gravelled seating area with gravel pathway and stepping stones leading to the garage side door. The main garden is laid to lawn with beautiful stocked flower and specimen shrub borders, sloped gardens with mature trees running the full width of the property. To the rear of the garage is the BBQ area with outside tap with two way connector, two water butts and the gravel pathway with stepping stones leading to the Secret Courtyard being mostly laid to gravel with central flower bed, breakfast patio seating area with water feature, evening patio seating area, power supply socket, garden shed, mature fruit trees to include Pear and Cherry, timber feature steps and enclosed by panel fencing and brick walling.

Tenure

Freehold
Council Tax Band - E

