

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

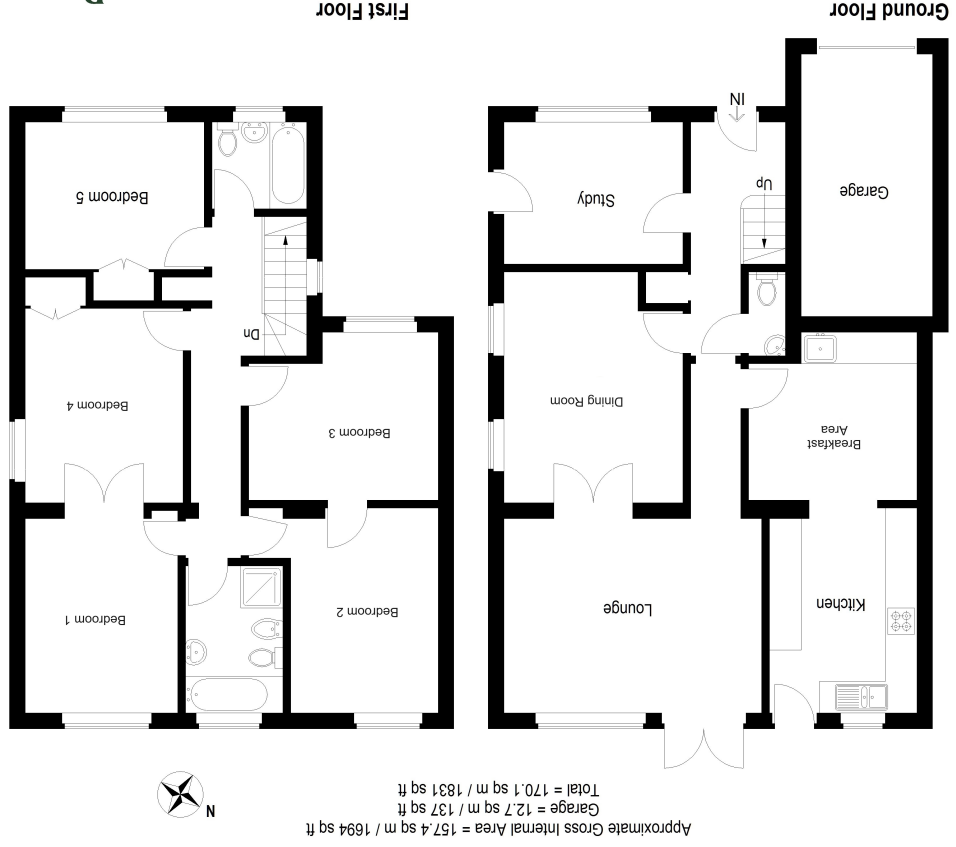
Huntingdon 60 High Street St Neots Huntingdon
 Tel: 01480 414800

Kimbolton 24 High Street St Neots Kimbolton
 Tel: 01480 860400

Mayfair Office 15 Thayer St, London Cashel House
 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. (ID1083888)



- Lovely Family Home
- Lounge, Dining Room And Study
- Single Garage And Driveway
- Extremely Popular Village Location
- No Forward Chain
- Heavily Extended Five Double Bedrooms
- Two Bathrooms And Cloakroom
- Would Benefit From Some Modernisation
- Short Walk To Amenities



UPVC Double Glazed Door To

Entrance Hall

Coving to ceiling, radiator.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin.

Lounge

16' 7" x 12' 3" (5.05m x 3.73m)

Double glazed window and French doors to rear aspect, coving to ceiling, radiator, two ceiling fan lights.



Dining Room

14' 4" x 11' 9" (4.37m x 3.58m)

Two double glazed windows to side aspect, coving to ceiling.

Study

11' 2" x 8' 9" (3.40m x 2.67m)

Double glazed window to front aspect and UPVC door to side aspect, coving to ceiling, radiator.

Kitchen/Breakfast Room

Breakfast Area

10' 4" x 10' 2" (3.15m x 3.10m)

Coving to ceiling, radiator, a range of base and wall mounted units with complementing work surface. circular stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, opening to

Kitchen

12' 9" x 9' 3" (3.89m x 2.82m)

Double glazed window to rear aspect, UPVC double glazed door to rear, coving to ceiling, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, electric oven and hob with cooker hood over, wall mounted central heating boiler, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for dishwasher.



First Floor Landing

Access to loft space, double glazed window to side aspect, linen cupboard.

Bedroom 1

12' 11" x 9' 4" (3.94m x 2.84m)

Double glazed window to rear aspect, access to loft space, radiator, ceiling fan light.

Bedroom 2

12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to rear aspect, radiator.

Bedroom 3

12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window to side aspect, radiator, double built in wardrobe.

Bedroom 4

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to front aspect, radiator.

Bedroom 5

11' 2" x 9' 10" (3.40m x 3.00m)

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a five piece suite comprising low level WC, wash hand basin, bidet, panel bath, shower cubicle with shower unit over, complementing tiling, radiator.

Outside

There is a block paved driveway providing off road parking for a number of vehicles leading to the **Single Garage** with up and over door. The front garden is planted with outside courtesy light. and side gated access to the rear garden is laid to lawn with two separate seating areas, outside tap and lighting, arbour, mature planting, greenhouse, and enclosed providing a high degree of privacy.

Tenure

Freehold

Council Tax Band - D

