



Chestnut Grove, Great Stukeley PE28 4AD

Guide Price £195,000

- Offers Considered Between £200,000 and £205,000
- Beautifully Presented Luxury First Floor Executive Apartment
- Two Double Bedrooms
- Stunning Formal Parkland Gardens
- Open Countryside Views
- Stunning Re-Fitted Kitchen And Four Piece Family Bathroom
- Hugely Desirable Development
- No Forward Chain
- Lease Renewed To 999 Years In 2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	85
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

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Communal Entrance Porch To

Secure communal entrance to

Communal Entrance Hall

Stairs to first floor, door to secondary landing leading to solid door to

Reception Hall

Security entry telephone, airing cupboard housing hot water cylinder and shelving.

Kitchen/Breakfast Room

13' 5" x 9' 1" (4.09m x 2.77m)

Fitted in a quality range of Shaker style base and wall mounted cabinets with complementing laminate work surfaces and re-tiled surrounds, triple glazed window to front aspect with integral window seating, integral double stainless steel electric oven and ceramic hob with suspended extractor unit fitted above, drawer units and pan drawers, integrated fridge freezer, automatic washing machine and dishwasher, single drainer sink unit with mixer tap, composite floor covering.

Living Room

15' 3" x 11' 7" (4.65m x 3.53m)

Three triple glazed windows to rear aspect, feature central fireplace with moulded timber surround, wall light points, independent contemporary electric radiator, cornicing to ceiling.

Principal Bedroom

14' 3" x 11' 2" (4.34m x 3.40m)

Two triple glazed aspect windows to rear garden, double wardrobe with hanging and shelving, contemporary independent electric radiator.

Bedroom 2

11' 4" x 9' 6" (3.45m x 2.90m)

Triple glazed window to rear aspect, contemporary independent electric radiator.

Family Bathroom

8' 3" x 8' 0" (2.51m x 2.44m)

Re-fitted in a four piece contemporary white suite comprising low level WC, vanity wash hand basin, extensive tiling, corner bath, screened shower enclosure with independent shower unit fitted over, inset vanity mirror with low level lighting, shaver light point, independent radiator and convector heater, fitted wall unit.

Outside

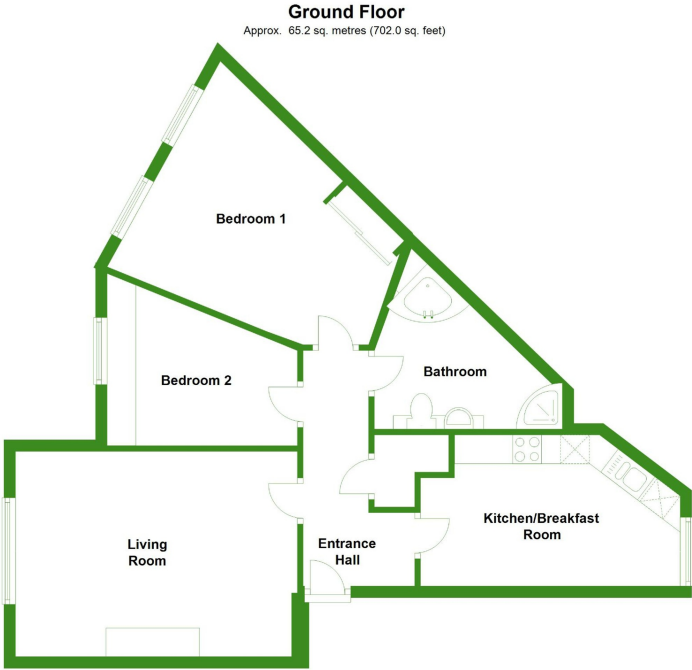
The development stands in impressive formal communal gardens extending to approximately two acres with ornamental pond, a large selection of mature trees with open fields and stunning countryside outlook. There is a brick paviour parking area to the rear and an external storage shed.

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

Share of Freehold
Lease renewed to 999 years in 2017
Annual Maintenance Charge - £2,800 per annum paid up until October 2026
Council Tax Band - B



Huntingdon 60 High Street Huntingdon 01480 414800	St Ives 10 The Pavement St Ives 01480 460800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Peterborough 5 Cross Street Peterborough 01733 209222	Bedford Office 66-68 St. Loyes St Bedford 01234 327744	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
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