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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. (ID98296)
Housepix Ltd



- Stunning Extended Family Home
- 22' Kitchen/Dining Room
- Garaging Incorporating Home Office/Play Room
- High Standard Of Finish Throughout
- Desirable Estate Location
- Four Bedrooms
- Re-Fitted En Suite To Principal Bedroom
- Beautifully Landscaped Gardens
- Hinchbrook School Catchment Area



Glazed Panel Door To

Reception Hall

Stairs to first floor, radiator with decorative cover, laminate floor covering.

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap and re-tiled surrounds, extractor, ceramic tiled flooring.

Kitchen/Dining Room

22' 0" x 9' 6" (6.71m x 2.90m)

A light double aspect room with UPVC windows to front and rear aspects, radiator with decorative cover, double panel radiator, coving to ceiling, fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, pan drawers, single drainer stainless steel sink unit with mixer tap, integrated automatic dishwasher, electric oven and gas hob with suspended extractor fitted above, recessed lighting, laminate flooring.

Laundry Room

8' 0" x 6' 6" (2.44m x 1.98m)

Glazed door to garden aspect to the rear, double panel radiator, appliance spaces, base units with work surfaces and tiling, extractor, single drainer stainless steel sink unit, under stairs storage cupboard. tiled flooring.

Living Room

22' 4" x 11' 3" (6.81m x 3.43m)

Two double panel radiators, TV point, telephone point, central natural stone fireplace with inset Living Flame coal effect gas fire, laminate flooring, coving to ceiling.

Family Room/Play Room

11' 10" x 11' 6" (3.61m x 3.51m)

Twin Velux windows to garden aspect and UPVC window to rear, double panel radiator, recessed lighting, UPVC French doors accessing garden terrace.

First Floor Landing

11' 10" x 9' 6" (3.61m x 2.90m)

Access to insulated loft space, airing cupboard housing pressurised hot water system and shelving.

Principal Bedroom

11' 2" x 10' 6" (3.40m x 3.20m)

Extensive wardrobe range with hanging and shelving, double panel radiator, UPVC window to front aspect, TV point, coving to ceiling.

En Suite Shower Room

Beautifully re-fitted in a contemporary three piece white suite comprising low level WC, wall mounted vanity wash hand basin with mixer tap, shaver point, UPVC window to front aspect, porcelain floor tiling, double panel radiator, oversized screened shower enclosure with multi head shower unit and rainwater shower over, recessed lighting, extractor.

Bedroom 2

13' 1" x 9' 6" (3.99m x 2.90m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving.

Bedroom 3

11' 2" x 8' 10" (3.40m x 2.69m)

UPVC window to rear aspect, radiator.

Bedroom 4

8' 10" x 8' 6" (2.69m x 2.59m)

Double panel radiator, UPVC window to garden aspect.

Family Bathroom

7' 6" x 5' 8" (2.29m x 1.73m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, UPVC window to garden aspect, vinyl flooring, double panel radiator, shaver point, recessed lighting, extractor.

Outside

The front garden has an open plan lawn with a brick paviour driveway for two vehicles accessing the **Single Garage** with up and over door, a small storage space and part converted to provide **Garden Room/Office** measuring 12' 9" x 8' 3" (3.89m x 2.51m) with UPVC French doors to garden terrace, power, lighting and laminate flooring.. The landscaped rear garden measures approximately 36' 1" x 36' 1" (11.00m x 11.00m) with an extensive ceramic tiled patio seating area, areas of lawn, outside tap and lighting, gated access to the front.

Tenure

Freehold

Council Tax Band - E

