

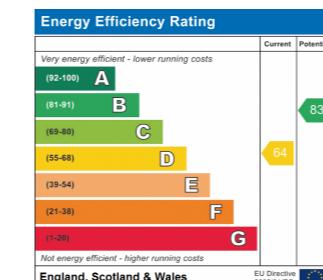


28 Spinney Lane, Alconbury PE28 4EB

Guide Price £310,000



- Beautifully Presented Chalet Home
- Extended Ground Floor Accommodation
- Stunning Re-Fitted Kitchen/Dining Room
- Re-Fitted Sanitary Ware
- Downstairs Cloakroom
- Landscaped Gardens
- Garage And Generous Drive Way



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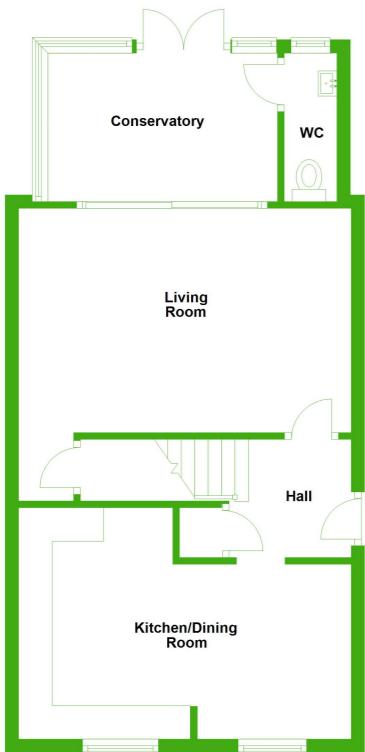
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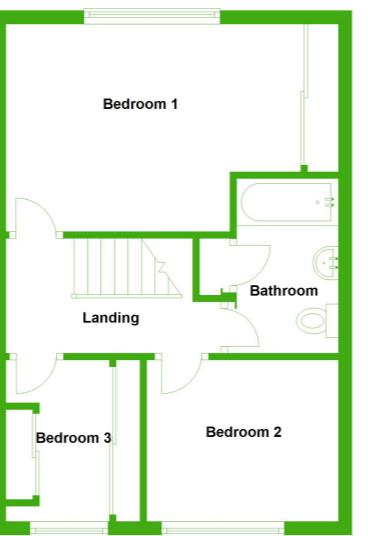
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First Floor
Approx. 36.5 sq. metres (393.0 sq. feet)



Integral Storm Canopy Over

UPVC double glazed front door to

Entrance Hall

6' 3" x 5' 7" (1.91m x 1.70m)

Stairs to the first floor, contemporary ceramic tiled flooring, large under stairs storage cupboard with hanging and shelving.

Kitchen/Dining Room

16' 5" x 8' 6" (5.00m x 2.59m)

Beautifully re-fitted in a bespoke range of base and wall mounted cabinets finished in a pastel colour with Oak butchers block work surfaces and inset butler sink unit with mixer tap, electric and gas cooker points with suspended stainless steel extractor over, glass fronted display cabinets, space for fridge freezer, drawer units and pan drawers, two UPVC windows to front aspect, fuse box and master switch, contemporary ceramic tiling.

Sitting Room

16' 5" x 10' 10" (5.00m x 3.30m)

Laminate flooring, TV point, telephone point, coving to ceiling, sliding internal double glazed doors to Conservatory, double panel radiator with display sill, large under stairs cupboard with lighting.

Conservatory

11' 10" x 7' 7" (3.61m x 2.31m)

Of brick based UPVC double glazed construction with double polycarbonate roofing, French doors to garden terrace to the rear, ceramic tiled flooring, inner access to

Cloakroom

7' 7" x 2' 4" (2.31m x 0.71m)

Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, ceramic tiled flooring, skirting level electric convector heater, UPVC window to rear aspect, double polycarbonate roofing, wall light points.

First Floor Galleried Landing

Double panel radiator, coving to ceiling, access to insulated loft space.

Family Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)

Re-fitted in a range of white contemporary sanitary ware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, drawer units and cabinet storage, panel bath with folding shower screen and mixer tap with independent shower unit fitted above, extractor, UPVC window to side aspect, heated chrome towel rail, ceramic tiled flooring, airing cupboard housing Worcester Bosch central heating boiler and shelving.

Master Bedroom

14' 5" x 9' 10" (4.39m x 3.00m)

UPVC window to rear aspect, single panel radiator, coving to ceiling, additional full height wardrobe with hanging and shelving.

Bedroom 2

9' 2" x 7' 10" (2.79m x 2.39m)

UPVC window to front aspect, single panel radiator.

Bedroom 3

7' 10" x 6' 11" (2.39m x 2.11m)

UPVC window to front aspect, radiator, currently used as a dressing room with wardrobe range.

Outside

The property has an extensive frontage with a brick paved driveway giving provision for several vehicles and an additional area of gravel, laid to a hard standing giving parking for two/three further vehicles. The **Single Garage** has up and over door, power, lighting and private door to side. The front garden is enclosed by a combination of brick walling, panel fencing and trellis work, stocked with ornamental shrubs. The rear garden has been professionally landscaped with areas of lawn, hard landscape with an extensive paved terrace edged in timber sleepers with an additional seating area, raised seating area with timber pergola, small timber shed, gated access to front, outsider lighting and tap. The garden is enclosed by new panel fencing and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - C