



Crummock Water, Stukeley Meadows PE29 6EW

Guide Price £200,000

- Beazer Homes Built Family Home
- Two Bedrooms
- Enclosed And Private Rear Garden
- Private Parking For Two Vehicles
- Popular Estate Location
- Ideal First Time Buy Or Investment Property
- No Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Glazed Panel Door To

Entrance Hall

4' 3" x 3' 3" (1.30m x 0.99m)
Cloaks cupboard, inner door to

Sitting Room

14' 6" x 13' 5" (4.42m x 4.09m)
Sealed unit double glazed window to front aspect, double panel radiator, TV point, telephone point, single panel radiator, coving to ceiling.

Kitchen

13' 3" x 8' 5" (4.04m x 2.57m)
Sealed unit window and glazed door to rear garden, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, drawer units, understairs storage cupboard, integral electric oven and gas hob with bridging unit and extractor fitted above, wall mounted gas fired central heating boiler serving hot water system and radiators.

First Floor Galleried Landing

Access to insulated loft space, airing cupboard.

Bedroom 1

13' 5" x 11' 5" (4.09m x 3.48m)
Two sealed unit windows to front aspect, radiator.

Bedroom 2

9' 9" x 7' 8" (2.97m x 2.34m)
Sealed unit window to rear aspect, radiator, double wardrobe with hanging and storage.

Family Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)
Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, tiling, shaver light point, extensive tiling, panel bath with mixer tap hand shower, sealed unit window to rear aspect.

Outside

The front garden is open plan and laid to lawn. The rear garden has a paved terrace, shaped lawns, prepared borders, timber shed, enclosed by a combination of panel fencing and offers a reasonable degree of privacy. There are two designated parking space positioned adjacent to the terrace.

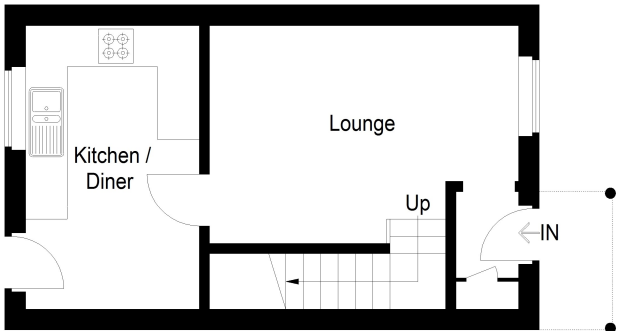
Buyers Information

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.

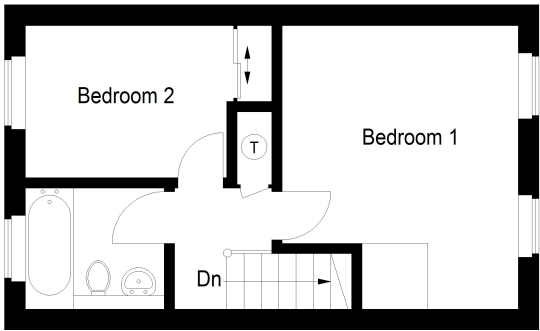
Tenure

Freehold
Council Tax Band - B

Approximate Gross Internal Area
58.6 sq m / 631 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1268794)
Housepix Ltd



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
---	--	---	--	---	--	---

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 contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.