



Moorfield Way, Great Stukeley PE28 4AW

Guide Price £350,000



- Extended Family Home
- Three Bedroom Accommodation
- Three Reception Rooms
- Re-Fitted Shower Room And Cloakroom
- Lovely Private 120' Garden
- Three Car Driveway
- Desirable Village Position

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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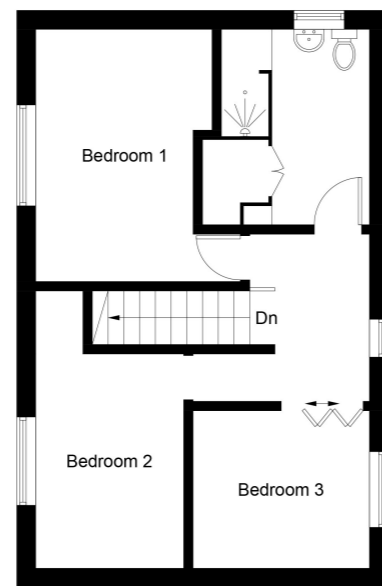
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Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft
(Including Storage)



Ground Floor



First Floor

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. (ID1127309)
Housepix Ltd



Composite Glazed Panel Door To

Entrance Hall

5' 10" x 4' 5" (1.78m x 1.35m)

Stairs to first floor, laminate flooring, inner door to

Sitting Room

17' 2" x 9' 11" (5.23m x 3.02m)

A light double aspect room with UPVC window to front aspect and French doors accessing garden terrace, two double panel radiators, TV point, telephone point, central brickwork fireplace with cabinet storage and display shelving, coving to ceiling.

Kitchen/Dining Room

17' 2" x 12' 2" (5.23m x 3.71m)

A light triple aspect room with UPVC windows to front, side and two UPVC windows to rear aspects, two double panel radiators, shelved display recess, fitted in a range of white base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, drawer units, single drainer stainless steel sink unit with mixer tap and water softener, electric cooker points, understairs storage cupboard, appliance spaces, space for fridge freezer, pan drawers, part laminate and part LVT flooring.

Utility Room

8' 10" x 4' 7" (2.69m x 1.40m)

UPVC door to garden aspect, double panel radiator, appliance spaces, plumbing for automatic washing machine, space for tumble dryer, double panel radiator, fuse box and master switch, wall mounted gas fired central heating boiler serving hot water system and radiators, LVT flooring.

Study

8' 9" x 7' 9" (2.67m x 2.36m)

Access to secondary loft space, UPVC window to garden aspect, double panel radiator, coving to ceiling.

Cloakroom

Fitted in a two piece white suite comprising low level WC, corner wash hand basin with mono bloc mixer tap and tiling, UPVC window to garden aspect, coving to ceiling, composite flooring.

First Floor Landing

UPVC window to garden aspect, double panel radiator, access to insulated loft space, secondary landing leading to

Bedroom 1

13' 5" x 10' 4" (4.09m x 3.15m)

UPVC window to front aspect, double panel radiator.

Bedroom 2

14' 6" x 7' 9" (4.42m x 2.36m)

UPVC window to front aspect, double panel radiator, wardrobe recess.

Bedroom 3

9' 0" x 8' 5" (2.74m x 2.57m)

UPVC window to rear aspect, double panel radiator

Family Shower Room

10' 4" x 7' 9" (3.15m x 2.36m)

Recently re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, oversized screened shower enclosure with independent multi head remote controlled shower unit, Dolphin boarding, double storage cupboard, double panel radiator, UPVC window to side aspect, extractor, LVT flooring.

Outside

The gardens are private and mature, neatly arranged with an extensive frontage giving parking provision for three good sized vehicles, areas of landscaping with central slate beds and brick edged planters, stocked shrub and flower borders, enclosed by a combination of panel fencing and evergreen hedging. Gated access extends to the rear garden measuring 120' narrowing to the rear boundary. The garden is neatly landscaped and well stocked with an extensive paved terrace with **Hot Tub** (available by separate negotiation), a pleasant raised timber decked seating area edged in Astro with slate borders, stocked flower borders enclosed by low retaining brick walling, further shrub and flower arrangements, a good sized timber shed and the garden is enclosed by a combination of panel fencing offering a good degree of privacy. There is a **Store** measuring approximately 8' 10" x 3' 3" (2.69m x 0.99m) with power and lighting, currently used to house an external fridge freezer.

Tenure

Freehold

Council Tax Band - B



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