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- Well Presented Family Home
- Three Reception Rooms
- Re-Fitted Sanitaryware
- Generous Four Car Driveway
- Desirable Estate Position

- Four Bedrooms
- Re-Fitted Kitchen/Family Room
- Mature And Private Gardens
- Quiet Cul De Sac Location

Port Hole New Composite Panel Door To

Entrance Hall

9' 0" x 3' 8" (2.74m x 1.12m)

Meter box, decorative ceramic flooring, glazed internal door to

Study/Family Room

10' 10" x 8' 10" (3.30m x 2.69m)

(Created from part of the Double Garage conversion). UPVC window to front aspect, double panel radiator.

Laundry/Boot Room

8' 8" x 5' 3" (2.64m x 1.60m)

UPVC door to garden aspect, plumbing for automatic washing machine, appliance space, work surface, LVT flooring, internal door to

Garage

16' 8" x 9' 0" (5.08m x 2.74m)

Up and over door, power, lighting, eaves storage space.

Inner Hall

Stairs to first floor, coving to ceiling, UPVC picture window to front aspect, understairs recess, double panel radiator, laminate floor covering.

Cloakroom

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with drawer storage and mono bloc mixer tap, tiled surrounds, fuse box and master switch, UPVC window to side aspect, LVT flooring.

Sitting Room

20' 8" into bay x 11' 8" (6.30m x 3.56m)

A light double aspect room with UPVC bay window to front aspect and sliding double glazed patio doors to garden terrace, two double panel radiators, TV point, telephone point, coving to ceiling, laminate floor covering.

Kitchen/Breakfast Room

16' 9" x 11' 7" (5.11m x 3.53m)

A light contemporary open plan space with UPVC window and French doors to garden terrace, re-fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and glass splash backs, single drainer one and a half bowl ceramic sink unit wit mixer tap, drawer units, pan drawers, larder unit, integral Neff microwave, double electric Neff oven and induction hob, plumbing for automatic dishwasher, central dividing peninsular unit with drawer units and cabinet storage incorporating three stool breakfast bar, double panel radiator, wall light points, LVT flooring.

First Floor Landing

UPVC window to front aspect, access to insulated loft space, shelved linen cupboard, over-stairs cupboard housing Vaillant gas fired central heating boiler and shelving.

Bedroom 1

12' 8" x 11' 3" (3.86m x 3.43m)

UPVC widow to front aspect, double panel radiator, extensive wardrobe range with hanging and storage.

Bedroom 2

11' 4" x 8' 10" (3.45m x 2.69m)

UPVC window to rear aspect, double panel radiator.

Bedroom 3

11' 5" x 6' 6" (3.48m x 1.98m)

Double panel radiator, UPVC window to rear aspect.

Bedroom 4

9' 10" x 6' 10" (3.00m x 2.08m)

UPVC window to front aspect, double panel radiator.

Family Bathroom

6' 9" x 5' 11" (2.06m x 1.80m)

UPVC window to side aspect, beautifully re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, suspended wall mounted wash hand basin with mono bloc mixer tap, panel bath with folding screen, mixer tap and independent multi head shower unit fitted over, full porcelain tiling, chrome heated towel rail, extractor unit, LVT flooring.

Outside

To the front is an extensive driveway giving provision for four vehicles accessing the **Garage** as described, outside lighting and gated access to the rear. The rear garden is pleasantly arranged with an extensive paved Indian sandstone terrace, a pleasant pergola covered seating area offering ideal al fresco dining or barbeque area, central shaped lawn, a raised area of timber deck with an additional paved area to the side of the property, a selection of ornamental shrubs, stocked borders, outside tap, outside lighting and the garden is enclosed by a combination of panel fencing and mature screening offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - D

