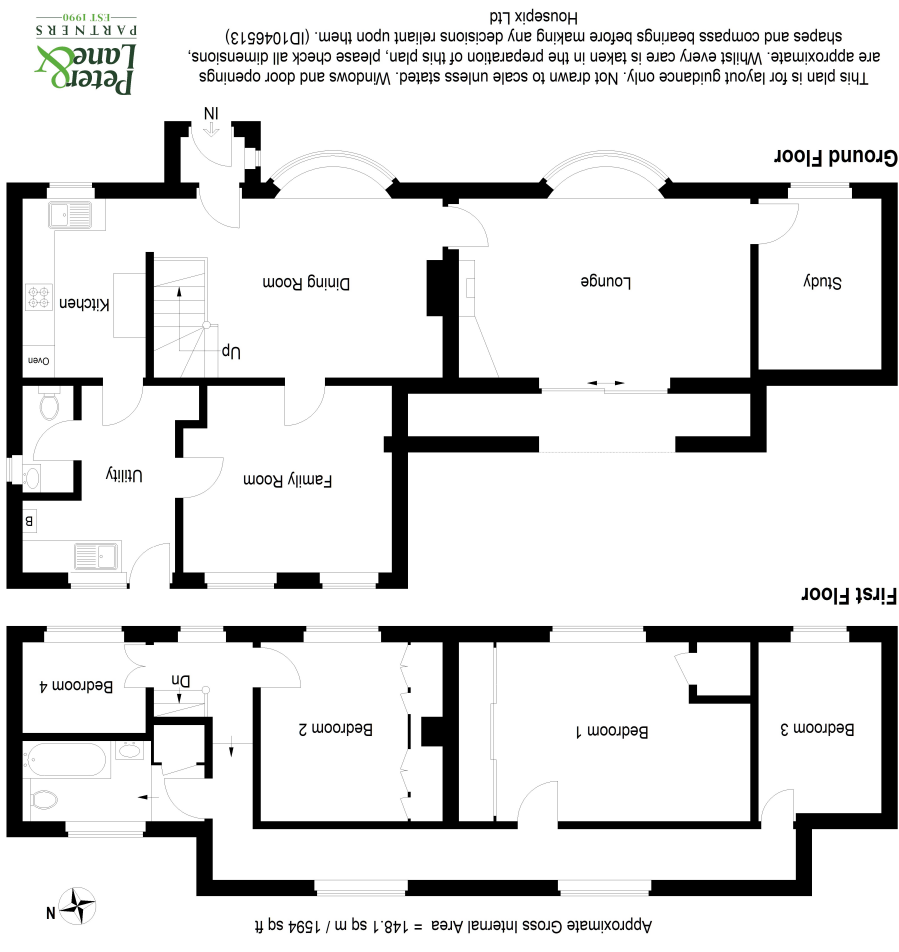


Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street
St Neots 32 Market Square
Kimbolton 24 High Street
Mayfair Office Cashel House
15 Thayer St, London
Tel: 01480 414800
Tel: 01480 860400
Tel: 01480 406400
Tel: 01480 860400



- Detached Victorian Family Home
- Four Bedrooms
- Mature Gardens
- 0.75 Of An Acre Of Additional Land
- Formerly Two Cottages
- Four Reception Rooms
- Ample Parking Provision
- Desirable Estate Location



Composite Front Door To

Entrance Porch

6' 3" x 3' 3" (1.91m x 0.99m)

Coats hanging area, UPVC window to front aspect, inner door to

Dining Room

16' 1" x 11' 1" (4.90m x 3.38m)

Stairs to first floor, understairs recess, dado rail, double panel radiator, UPVC bow window to front aspect, shelved storage cupboard, inner door to

Kitchen

10' 8" x 7' 5" (3.25m x 2.26m)

Re-fitted in a range of Shaker style base and wall mounted cabinets with Oak butchers block work surfaces and up-stands, drawer units, pan drawers, integral double electric Bosch oven and combi microwave, integrated dishwasher and fridge, integral Bosch induction hob with suspended stainless steel extractor fitted above, under unit lighting, UPVC picture window to front aspect, double panel radiator, LVT flooring.

Utility/Boot Room

11' 8" x 9' 4" (3.56m x 2.84m)

UPVC door and window to garden aspect, fitted in a range of Shaker style base cabinets with work surfaces, fixed display shelving, double panel radiator, space for fridge freezer, LVT flooring, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, double panel radiator, extractor, UPVC window to side aspect, LVT flooring.

Family Room/Bedroom

12' 6" x 11' 7" (3.81m x 3.53m)

A versatile rear facing room with double panel radiator, wardrobe recess, two UPVC windows to garden aspect.

Sitting Room

16' 1" x 13' 6" (4.90m x 4.11m) A light double aspect room with UPVC bow window to front aspect, double panel radiator, sliding double glazed patio doors to garden aspect to the rear, central feature fireplace with exposed brickwork chimney feature, brick parget hearth, TV plinth and inset wood burner, TV point, telephone point.

Study

10' 6" x 7' 3" (3.20m x 2.21m)

UPVC window to front aspect, single panel radiator.

First Floor Galleried Landing

Access to loft space, single panel radiator.

Bedroom 1

15' 0" x 11' 1" (4.57m x 3.38m)

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

Bedroom 2

11' 5" x 11' 2" (3.48m x 3.40m)

UPVC window to front aspect, wardrobe range with two triple wardrobes, access to loft space, double panel radiator.

Bedroom 3

11' 2" x 7' 7" (3.40m x 2.31m)

Single panel radiator, UPVC window to front aspect, access to additional loft space.

Bedroom 4

7' 7" x 5' 3" (2.31m x 1.60m)

UPVC window to front aspect, single panel radiator.

Secondary Landing

Extending in excess of 10m in length with two double panel radiators, two UPVC windows enjoying views over garden aspect, leading to

Family Bathroom

11' 2" x 5' 8" (3.40m x 1.73m)

Re-fitted in a three piece contemporary white suite comprising vanity wash hand basin with mixer tap and cabinet storage, low level WC with concealed cistern, extractor, panel bath with folding shower screen and independent shower unit fitted over, heated towel rail, UPVC window to rear aspect, full ceramic tiling, ceramic tiled flooring.

Outside

The frontage is primarily lawned with gravel driveway giving provision for a number of vehicles. To the rear is an extensive paved seating area finished in paving enclosed by low retaining brick walling, gated access to the front driveway and a loggia/covered seating area, the gardens are lawned with a large timber shed, small potting shed, ornamental pond, brick constructed planter, a selection of ornamental trees and the garden is enclosed by mature boundaries offering a good degree of privacy with a pleasant open aspect to the rear. Directly opposite the property is an additional area of garden extending to approximately 0.75 of an acre (subject to survey). This area runs along side the banks of Alconbury brook and is currently scrub land. It would with some work offer an array of uses.

Tenure

Freehold

Council Tax Band - E

