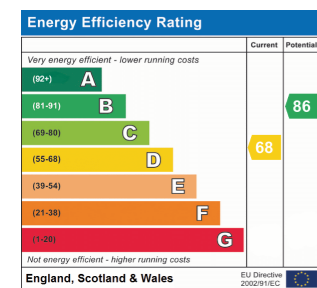




Drury Lane, Colne PE28 3NB

Guide Price £280,000

- Nicely Positioned Home
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen And Bathroom Suite
- Single Garage And Parking Provision Close By
- Stunning Open Field Views
- Appealing Village Location



**Peter Lane &**  
PARTNERS  
EST 1990

Huntingdon 01480 414800

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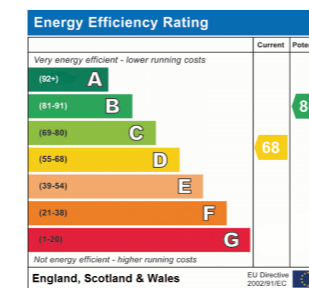
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### Glazed Panel UPVC Door To

### Entrance Hall

Dado rail, double panel radiator, stairs to first floor, understairs storage cupboard, coving to ceiling, cloaks cupboard with hanging and storage, composite flooring.

### Sitting Room

13'7 x 12'2 (4.20m x 3.7m)

UPVC window to front aspect, TV point, telephone point, dado rail, coving to ceiling, internal glazed division to

### Dining Room

7'2 x 12'2 (3.79m x 2.2m)

UPVC door to garden terrace, coving to ceiling, double panel radiator, composite flooring, serving hatch to

### Kitchen

11'6 x 8'11 (3.49m x 2.72m)

UPVC window to rear aspect, UPVC door to garden terrace, re-fitted in a range of white Shaker style cabinets with complementing work surfaces and tiling, appliance spaces, drawer units, single drainer stainless steel sink unit with mixer tap, gas cooker point, shelved pantry, vinyl flooring.

### First Floor Landing

Dado rail, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

### Bedroom 1

12'4 x 11' (3.76m x 3.35m)

UPVC window to front aspect, single panel radiator, coving to ceiling, extensive bedroom furniture incorporating wardrobe range, dressing table and overbed bridging unit.

### Bedroom 2

12' x 8'7 (3.65m x 2.65m)

UPVC window to rear aspect, extensive wardrobe range housing gas fired central heating boiler serving hot water system and radiators, storage cupboard, coving to ceiling.

### Bedroom 3

9'2 x 6'11 ( 2.8m x 2.1m)

UPVC window to front aspect, cupboard storage, single panel radiator, coving to ceiling.

### Separate WC

Fitted with low level WC, UPVC window to rear aspect, coving to ceiling.

### Family Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

Fitted in a two piece suite comprising pedestal wash hand basin, panel bath with independent shower unit fitted over, UPVC window to rear aspect, full ceramic tiling, single panel radiator, vinyl flooring.

### Outside

The front garden is enclosed by low picket fencing, primarily lawned with stocked borders.

The rear garden is pleasantly arranged with an extensive timber decked terrace, shaped lawns, covered terrace with timber pergola and double poly carbonate roofing, enclosed by a combination of panel fencing and brick walling with fabulous field views to the rear.

### Tenure

Freehold

Council Tax Band - B

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60 High Street	24 High Street	32 Market Square	Cashel House
Huntingdon	Kimbolton	St.Neots	15 Thayer St, London
01480 414800	01480 860400	01480 406400	0870 1127099

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