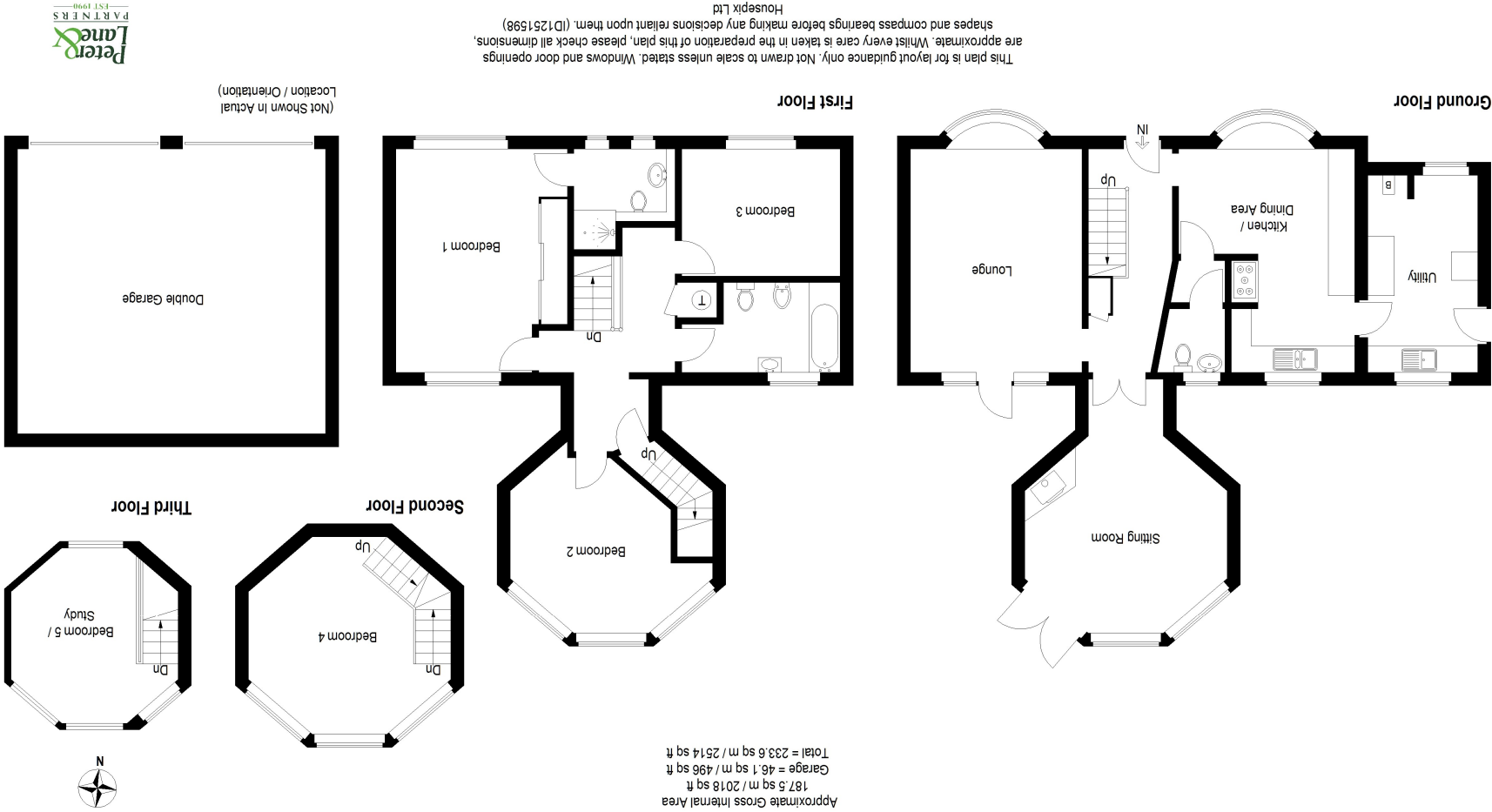


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/12/01	

Huntingdon branch: 01480 414800
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Huntingdon St Neots Kimbolton Mayfair Office

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Huntingdon St Neots Kimbolton
Tel : 01480 414800 Tel : 01480 406400 Tel : 01480 860400 Tel : 0870 112 7099



- Unique And Truly Individual Character Home
- Kitchen/Breakfast Room And Boot Room
- Detached Double Garaging
- No Chain And Immediate Vacant Possession

- En Suite To Principal Bedroom
- Private Gated Gardens
- Popular Village Location

Port Hole Panel Door To

Entrance Hall

17' 2" x 5' 7" (5.23m x 1.70m)

Double panel radiator, stairs to first floor, laminate flooring, coving to ceiling, central heating thermostat, understairs storage cupboard housing fuse box and master switch, wall light points.

Sitting Room

17' 11" x 13' 0" into bow window (5.46m x 3.96m)

UPVC bow window to front aspect and glazed UPVC door to garden terrace, dado rail, TV point, telephone point, decorative cornicing, double panel radiator with decorative cover.

Living Room

21' 0" x 15' 0" (6.40m x 4.57m)

Leading in to the original **Windmill** an irregular shaped room with picture windows to garden aspect and French doors to garden terrace, wall light points, TV point, telephone point, two double panel radiators, central timberwork and exposed stonework to external walls, central fireplace with brickwork chimney feature, inset electric fire and timber bressumer above.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin, UPVC window to rear aspect, laminate flooring, coving to ceiling.

Kitchen/Dining Room

17' 11" x 13' 0" (5.46m x 3.96m)

A light double aspect room with UPVC bow window to front and UPVC window to garden aspect, fitted in a traditional range of base units with work surfaces, drawer units, single panel radiator, decorative panel work, integral wine rack, single drainer one and a half bowl resin sink unit with mixer tap, recessed lighting, coving to ceiling, integral plate rack, central tiled fireplace recess with space for RangeMaster cooking range (available by discussion) and decorative moulded surround.

Utility/Boot Room

14' 5" x 8' 9" (4.39m x 2.67m)

A triple aspect room with UPVC windows to front and rear, glazed fan light door to side, fitted in a range of units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, glass fronted display cabinets, drawer units, access to secondary loft space, cupboard housing gas fired central heating boiler, laminate flooring.

First Floor Galleried Landing

Exposed structural timberwork, cornicing to ceiling, access to loft space, double panel radiator, airing cupboard housing hot water cylinder and shelving, stairs to upper floors.

Principal Bedroom

16' 10" x 12' 10" (5.13m x 3.91m)

A generous double aspect room with UPVC window to front and UPVC window to rear, single panel radiator, extensive wardrobe range incorporating full height twin double wardrobe units with hanging and storage, decorative cornicing,, laminate flooring.

En Suite Shower Room

8' 2" x 6' 3" (2.49m x 1.91m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin, two UPVC windows to front, tiled with decorative border tiles, chrome heated towel rail, ceramic tiled flooring, shaver point, oversized screened shower enclosure with independent multi head shower unit fitted over.

Bedroom 3

11' 11" x 9' 5" (3.63m x 2.87m)

UPVC window to front aspect, single panel radiator, an extensive range of furniture incorporating wardrobe ranges, dressing table and bedside drawers, laminate flooring, decorative cornicing.

Family Bathroom

12' 1" x 6' 10" (3.68m x 2.08m)

Fitted in a four piece range of white sanitaryware comprising low level WC, bidet, double ended panel bath with hand mixer shower and independent shower unit fitted over, pedestal wash hand basin, shaver point, recessed lighting, coving to ceiling, double glazed window to rear aspect, ceramic tiled flooring, chrome heated towel rail.

Entering The Original Windmill

Bedroom 2

16' 3" x 16' 1" (4.95m x 4.90m)

An irregular shaped room with three picture windows to rear aspect, exposed stonework, wardrobe recess with fixed display shelving and storage, laminate flooring, TV point, exposed timberwork to ceiling.

Upper Floors To Windmill

Leading to

Bedroom 4/Reception Space

14' 7" x 14' 4" (4.45m x 4.37m)

Three UPVC picture windows to rear aspect, an irregular shaped room, exposed timberwork, stairs to upper floor.

Bedroom 5

12' 10" x 12' 7" (3.91m x 3.84m)

Exposed structural timberwork, three UPVC windows to rear aspect and UPVC picture window to front aspect, double panel radiator, access to loft space, laminate flooring, radiator. 2.9m ceiling height.

Outside

To the front there are double wrought iron gates accessing the extensive gravel driveway giving parking provision for numerous vehicles with gravel standing to front and rear, small timber shed, brick edged slate border, the garden is enclosed by mature Laurel hedging to front and side with a further selection of ornamental trees. The garden extends to the rear with ornamental pond, areas of lawn, an additional driveway giving provision for further vehicles accessing the **Detached Double Garage** with twin up and over door, power, lighting and eaves storage space, central ornamental tree, enclosed by panel fencing and mature Laurel hedging offering a reasonable degree of privacy.

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 - E

