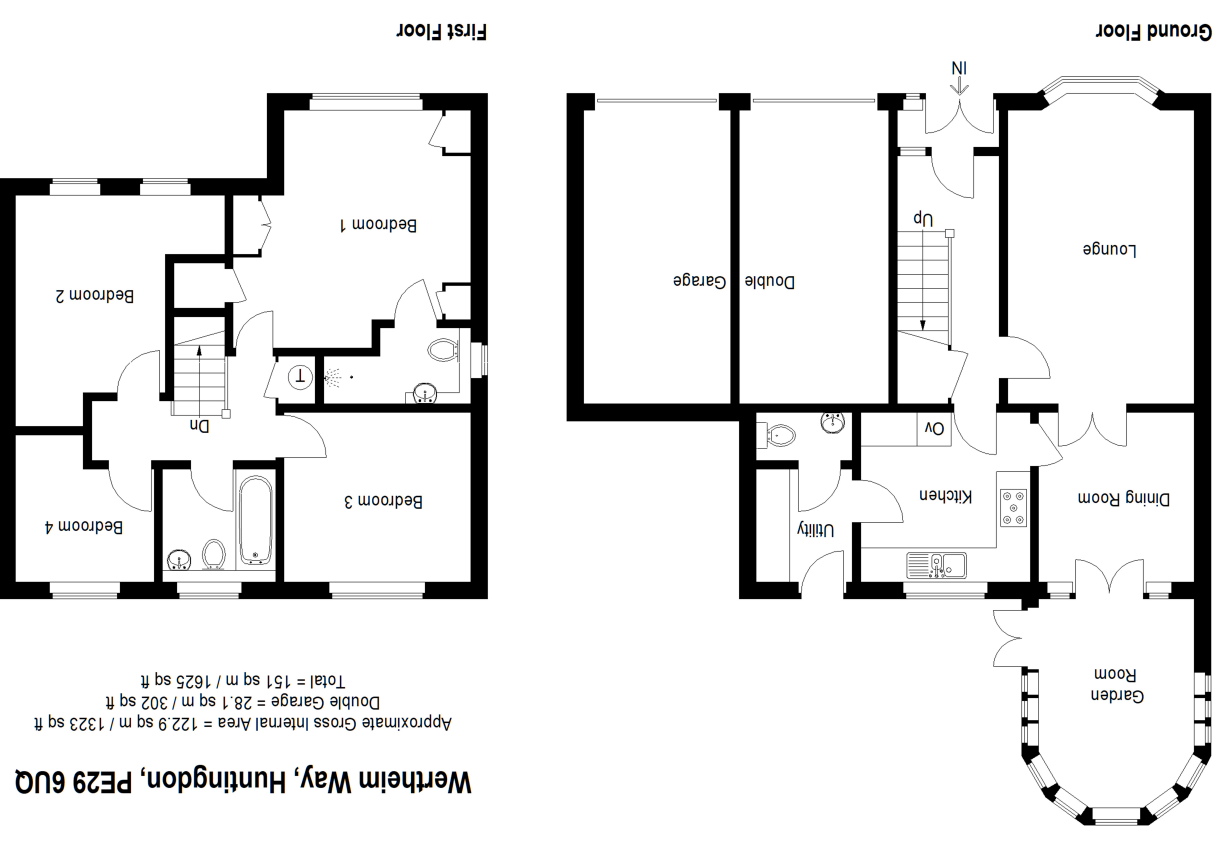


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID945303)

Housepix Ltd



- Beautiful David Wilson Built Extended Detached Family Home
- Re-Fitted Kitchen And Sanitary Ware
- Landscaped Gardens
- Double Garaging
- Walking Distance To Railway Station
- Four Bedrooms
- Garden Room
- Extensive Brick Paviour Drive Way
- Desirable Estate Location

UPVC Double Glazed Front Door To

Entrance Porch

Internal door to

Entrance Hall

UPVC window to front aspect, single panel radiator, stairs to first floor with under stairs storage cupboard, laminate flooring.

Sitting Room

16' 5" x 11' 6" (5.00m x 3.51m)

Double glazed bay window to front aspect, two radiators, central feature fireplace in natural stone, TV point, telephone point, glazed internal doors access

Dining Room

9' 10" x 9' 2" (3.00m x 2.79m)

Single panel radiator, engineered wood flooring, internal UPVC French doors access

Garden Room

13' 9" x 10' 4" (4.19m x 3.15m)

French doors to garden terrace, double panel radiator, wall light points, vaulted ceiling, ceramic tiled flooring.

Kitchen

10' 8" x 9' 10" (3.25m x 3.00m)

Re-fitted in a contemporary range of base and wall mounted cabinets with complementing granite work surfaces and tiled surrounds, inset one and a half bowl sink unit with mixer tap, a selection of integrated Siemens appliances incorporating integrated fridge, double oven, combination microwave, five ring gas hob with suspended extractor fitted above, integrated automatic dishwasher, double glazed window to garden aspect, recessed lighting, Karndean flooring.

Utility Room

6' 7" x 5' 7" (2.01m x 1.70m)

Re-fitted in a range of base and wall mounted units with complementing work surfaces, single panel radiator, UPVC stable door to garden aspect, appliance spaces, recessed lighting, Karndean flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with tiling, single panel radiator, double glazed window to side aspect, Karndean flooring.

First Floor Landing

Access to loft space with ladder, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

12' 6" x 12' 2" (3.81m x 3.71m)

Double glazed window to front aspect, single panel radiator, over stairs cupboard, wardrobe range with hanging and shelving, over bed bridging units.

En Suite Shower Room

7' 10" x 4' 3" (2.39m x 1.30m)

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double glazed window to side aspect, chrome heated towel rail, screened shower enclosure with multi head power shower attachment, shaver point, tiling.

Bedroom 2

13' 1" x 11' 10" (3.99m x 3.61m)

Two double glazed windows to front aspect, wardrobe recess, single panel radiator.

Bedroom 3

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to rear aspect, single panel radiator, wardrobe range with hanging and shelving.

Bedroom 4

8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed window to garden aspect, single panel radiator.

Family Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with tiling, chrome heated towel rail, double glazed window to garden aspect, shaver point, panel bath with independent shower unit fitted over with folding glass shower screen, vinyl floor covering.

Outside

To the front is an extensive brick paviour driveway giving ample off road parking provision for three or more vehicles accessing the **Double Garage** with twin up and over doors, power and lighting. The front garden is primarily lawned with a selection of ornamental trees and mature shrub boundary. The rear garden is pleasantly arranged with an extensive paved seating area, stocked rockery, a selection of ornamental trees and shrubs, outside lighting and tap. The garden is enclosed by a combination of panel fencing offering a good degree of privacy.

Tenure

Freehold
Council Tax Band - E

