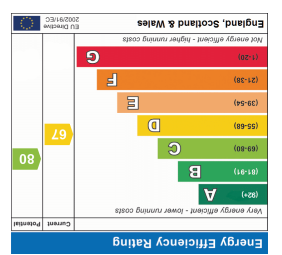


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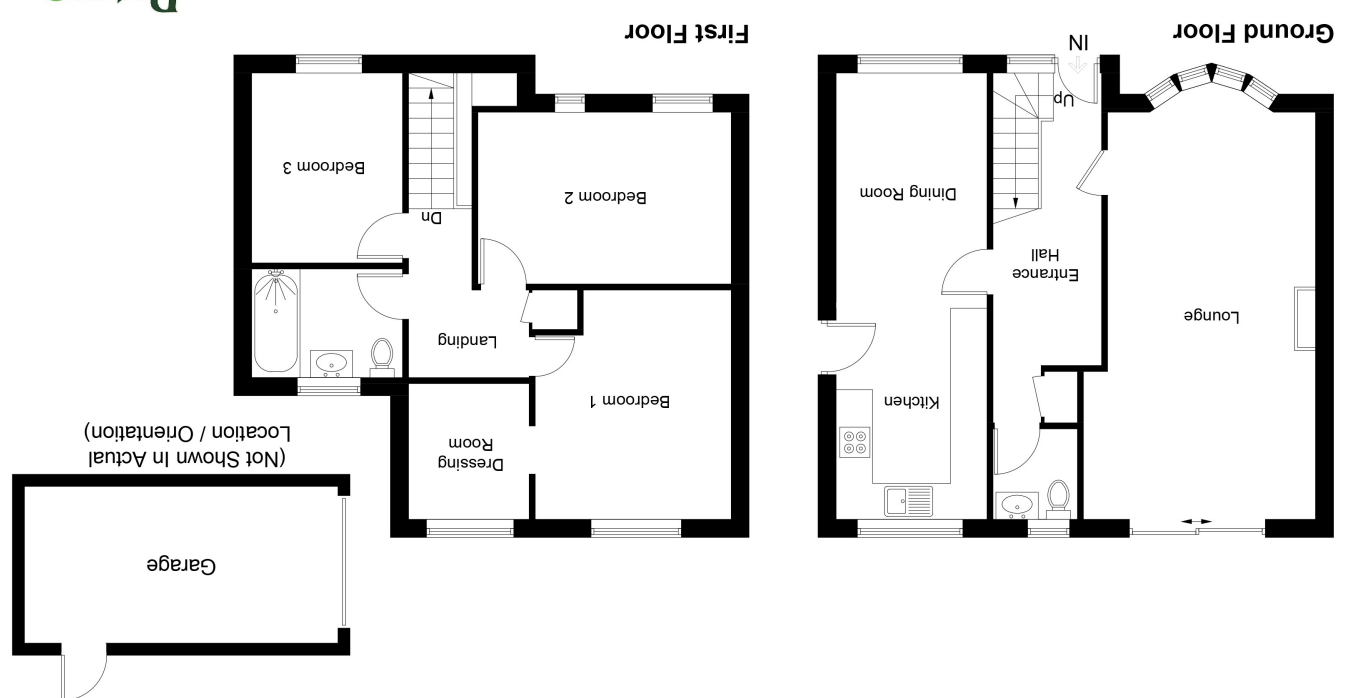


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1034129)
 Housepik Ltd



Approximate Gross Internal Area = 108.1 sq m / 1164 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 121.6 sq m / 1309 sq ft



- Generous Detached Home
- Dressing Room To Principal Bedroom
- Refitted Family Bathroom
- Detached Garage and Four Car Driveway
- Desirable Village Position

- Three Double Bedrooms
- Refitted Kitchen/Dining Room
- Private Enclosed Garden
- Cul De Sac Location



Integral Storm Canopy Over
UPVC glazed front door to

Reception Hall
19' 1" x 6' 1" (5.82m x 1.85m)
Stairs to first floor, understairs recess, single panel radiator, understairs storage cupboard with hanging and shelving, engineered Oak flooring, Coving to ceiling.

Cloakroom
Currently in the process of being re-plastered, re-decorated and re-fitted.

Kitchen/Dining Room
24' 6" x 8' 5" (7.47m x 2.57m)
A light, open plan triple aspect room with UPVC windows to front and rear aspects, glazed UPVC door to side aspect, re-fitted in a range of Shaker style cabinets finished in soft grey tones with complementing butchers block work surfaces and up-stands, single drainer ceramic sink unit with directional mono bloc mixer tap, under unit lighting, drawer units, pan drawers, integral double electric AEG oven and ceramic hob with suspended stainless steel extractor fitted above and glass back plate, skirting level convector heater, integrated automatic dishwasher, automatic washer/dryer and fridge freezer, double panel radiator, recessed lighting, composite floor covering.

Sitting Room
23' 1" x 12' 4" (7.04m x 3.76m)
A light, double aspect room with UPVC window to front and sliding double glazed patio doors to garden terrace to the rear, central feature fireplace with inset Living Flame coal effect gas fire with granite hearth, wall light point, TV point, telephone point, two radiators, composite floor covering.

First Floor Landing
Access to insulated loft space, airing cupboard housing replacement hot water cylinder and shelving.

Principal Bedroom
12' 6" x 10' 10" (3.81m x 3.30m)
Double panel radiator, UPVC window to garden aspect, door to dressing room.

Dressing Room
6' 3" x 5' 3" (1.91m x 1.60m)
UPVC window to rear aspect, radiator, recessed lighting, a selection of bespoke wardrobes (available by discussion).

Bedroom 2
14' 1" x 9' 7" (4.29m x 2.92m)
Double panel radiator, two UPVC windows to front aspect.

Bedroom 3
10' 6" x 8' 6" (3.20m x 2.59m)
UPVC Velux window to front aspect, double panel radiator.

Family Bathroom
8' 1" x 6' 10" (2.46m x 2.08m)
Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap and cabinet storage, 'P' shaped panel bath with folding shower screen and independent shower unit fitted over and additional hand mixer shower, anthracite heated towel rail, recessed lighting, UPVC Velux window to rear aspect, extensive tiling, recently re-plastered and re-decorated, decorative ceramic tiled flooring.

Outside
The rear garden measures approximately 60' x 50' (18.01m x 15.01m) and is private and mature enclosed by a combination of panel fencing, brick walling and mature evergreen screening to the rear, pleasantly arranged with an extensive paved terrace arranged over two levels finished in ceramic floor tiling, outside tap and lighting, open access to the extensive brick paviour driveway giving provision for three large vehicles with the driveway to the front being extended to provide provision for one additional vehicle, there is a pleasant area to the front with ornamental Birch tree. There is a **Single Detached Garage** with up and over door, power, lighting, eaves storage space and private door to the side.

Tenure
Freehold
Council Tax Band - E

