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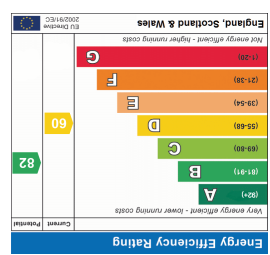


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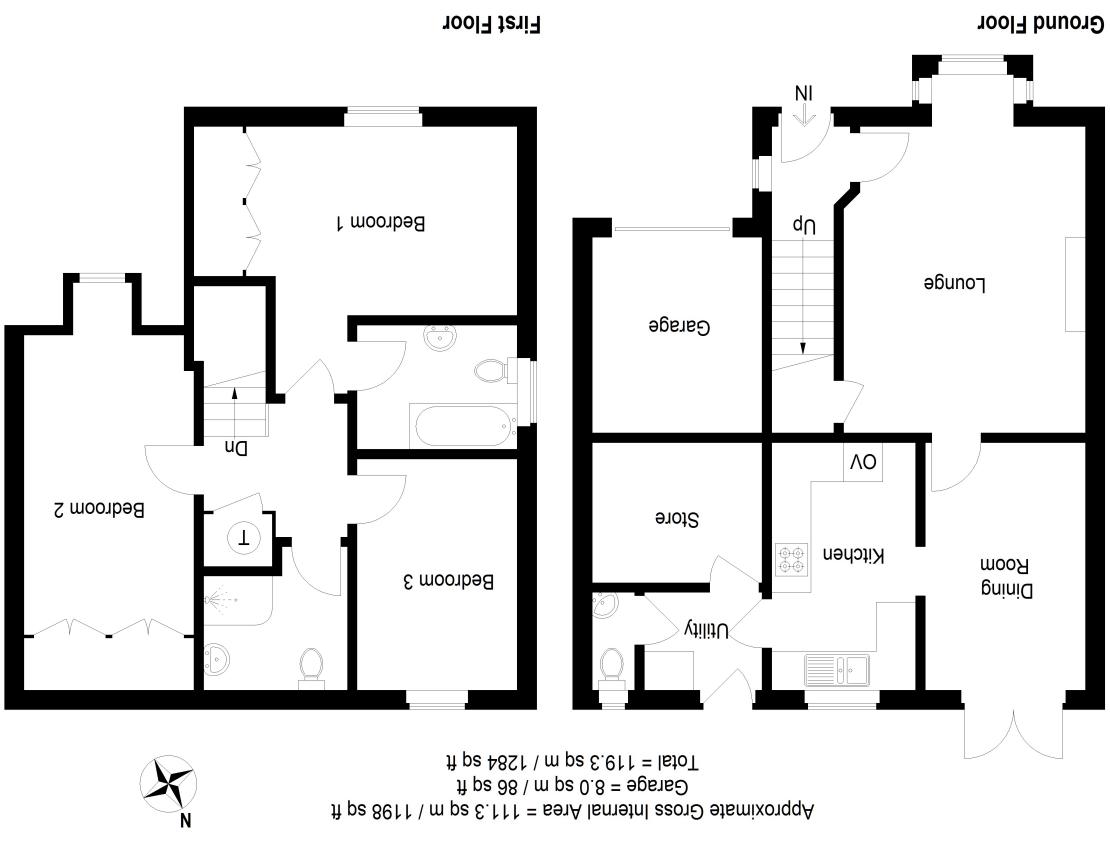
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1160985)
 Housepix Ltd



- Countryside Homes Built Family Home
- Two Generous Reception Rooms
- Mature Gardens
- Desirable Estate Location

- Three Bedroom With En Suite To Principal Bedroom
- Kitchen And Utility Room
- Garaging And Private Driveway



Integral Storm Canopy Over
Glazed panel door to

Entrance Hall
Stairs to first floor, single panel radiator, UPVC window to front aspect, Karndean flooring.

Sitting Room
18' 8" x 11' 3" (5.69m x 3.43m)
UPVC bay window to front aspect, two radiators with decorative covers, central fireplace with moulded timber surround and marble hearth, TV point, telephone point, coving to ceiling, understairs storage cupboard.



Dining Room
13' 4" x 8' 0" (4.06m x 2.44m)
UPVC French doors to garden terrace, dado rail, radiator, coving to ceiling, ceramic tiled flooring.

Kitchen
12' 5" x 7' 2" (3.78m x 2.18m)
UPVC window to garden aspect, fitted in a range of base and wall mounted units with work surfaces and re-tiled surrounds, drawer units and pan drawers, integral double Neff electric oven and integral gas hob with bridging unit and extractor fitted above, single drainer one and a half bowl ceramic sink unit with mixer tap, Neff automatic dishwasher, ceramic tiled flooring.



Utility Room
7' 4" x 5' 11" (2.24m x 1.80m)
Glazed door to garden terrace, work surfaces, appliance spaces, coats hanging area, ceramic tiled flooring.

Cloakroom
Fitted in a two piece suite comprising low level WC, corner wash hand basin with mono bloc mixer tap and tiling, UPVC window to garden aspect, ceramic tiled flooring.



Store Room
8' 11" x 7' 1" (2.72m x 2.16m)
Subdivided from part of the **Garage** with power, lighting. No building regs are in place and internal stud work divisions can easily be removed if required.

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

Bedroom 1
13' 10" x 13' 9" (4.22m x 4.19m)
UPVC window to front aspect, single panel radiator, wardrobe range incorporating two doubles with hanging and shelving, inner access to

En Suite Bathroom
8' 6" x 6' 3" (2.59m x 1.91m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, single panel radiator, panel bath with hand mixer shower, ceramic tiled flooring.

Bedroom 2
17' 11" x 9' 5" (5.46m x 2.87m)
Extensive wardrobe range incorporating two double units, double panel radiator, UPVC window to front aspect.

Bedroom 3
11' 9" x 8' 4" (3.58m x 2.54m)
UPVC window to rear aspect, single panel radiator.

Family Shower Room
7' 5" x 6' 9" (2.26m x 2.06m)
Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, full ceramic tiling, wall light point, UPVC window to rear aspect, chrome heated towel rail, shaver point, ceramic tiled flooring.

Outside
The front garden is lawned and enclosed by well tended box hedging and parking provision for one large vehicle accessing the remaining **Garage** with up and over door, power and lighting. The rear garden is neatly arranged and landscaped with areas of paving, an ornamental pond, timber pergola, a selection of ornamental shrubs and trees, an area of terracing, garden shed, outside power and the garden is enclosed by mature boundaries offering a good degree of privacy.

Tenure
Freehold
Council Tax Band - D

