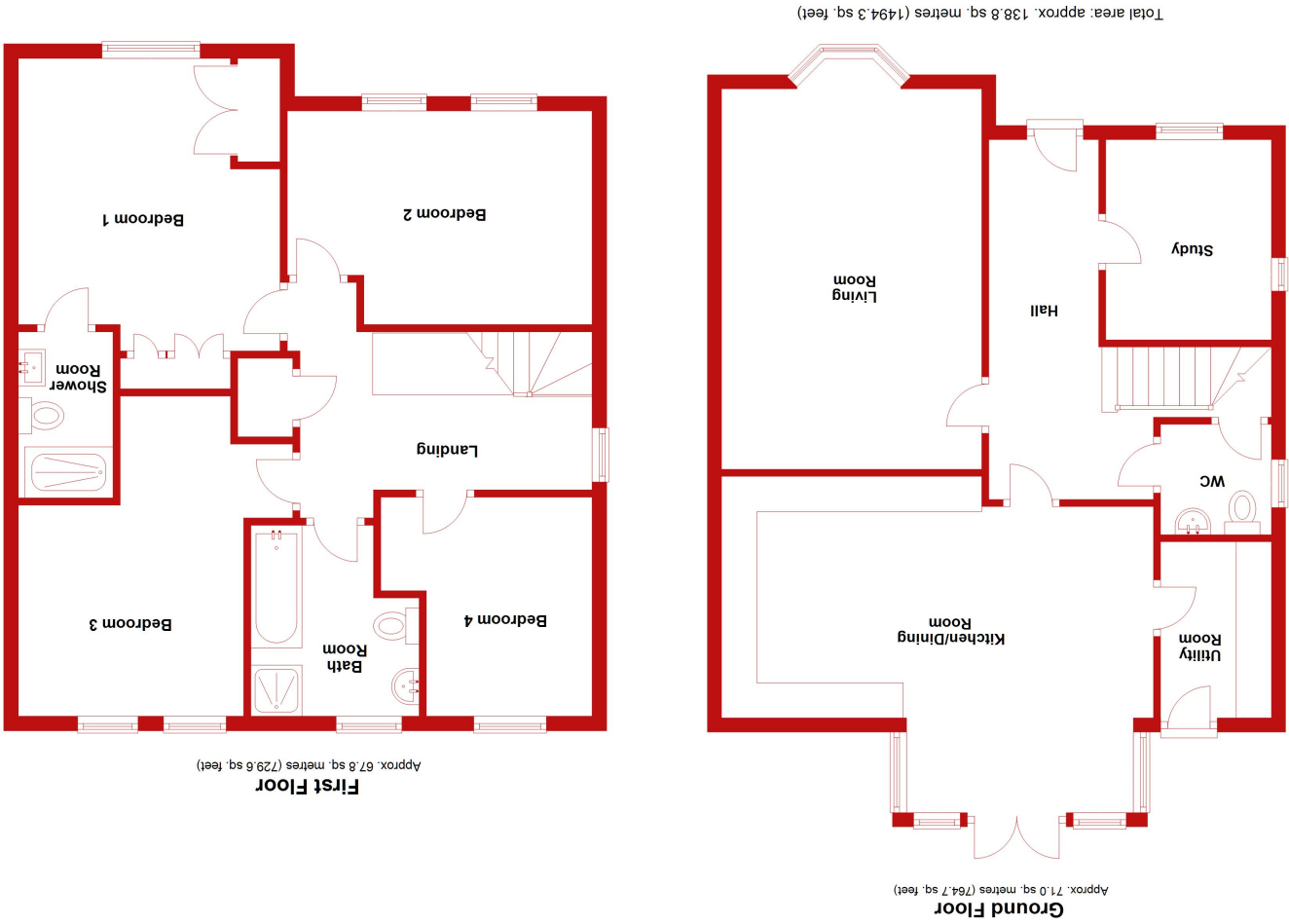


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## 59 Saxon Way, Warboys PE28 2WJ

Guide Price £425,000

- Well Appointed David Wilson Homes Built Detached Family Home
- Four Double Bedrooms
- Study And Sitting Room
- Standing In Mature Gardens
- Village Location
- Well Designed And Proportioned Accommodation
- En Suite to Master Bedroom
- Impressive Kitchen/Dining Room
- Extensive Drive Way And Garaging
- Approximately Twelve Months Old



### Panel Door To

#### Reception Hall

19' 8" x 12' 2" (5.99m x 3.71m)

UPVC window to front aspect, double panel radiator.

#### Entrance Hall

16' 9" x 7' 10" (5.11m x 2.39m)

Stairs to first floor, radiator, Amtico flooring.

#### Study

9' 6" x 7' 7" (2.90m x 2.31m)

A double aspect room with UPVC windows to front and side aspects, radiator, telephone point.

#### Sitting Room

19' 8" x 12' 2" (5.99m x 3.71m)

UPVC window to front aspect, two double panel radiators, TV point, telephone point.

#### Cloakroom

4' 11" x 4' 11" (1.50m x 1.50m)

Fitted in a two piece contemporary white suite comprising low level WC, wash hand basin with tiling, Amtico flooring.

#### Kitchen/Dining Room

20' 0" x 15' 5" (6.10m x 4.70m)

Fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, drawer units, pan drawers, UPVC window and French doors accessing garden terrace to the rear, integral double electric oven and gas hob with suspended stainless steel extractor fitted above, two stool breakfast bar, integrated automatic dishwasher, single drainer sink unit with mixer tap, central dividing peninsular unit incorporating breakfast bar, radiator, recessed lighting, under unit lighting, Amtico flooring.

#### Utility Room/Laundry

7' 7" x 4' 11" (2.31m x 1.50m)

Fitted in a range of units with work surfaces and tiling, appliance spaces, inset sink unit, door to rear garden, concealed gas fired central heating boiler serving hot water system and radiators.

#### First Floor Landing

Access to part boarded loft space, double panel radiator.

#### Master Bedroom

12' 10" x 11' 10" (3.91m x 3.61m)

Extensive wardrobe range with hanging and shelving, UPVC window to front aspect, radiator, telephone point.

#### En Suite Shower Room

6' 11" x 4' 3" (2.11m x 1.30m)

Fitted in a range of white contemporary sanitary ware comprising low level WC, vanity wash hand basin with tiling, UPVC window to side aspect, over sized screened shower enclosure with independent shower unit fitted over, heated towel rail, Amtico flooring.

#### Bedroom 2

14' 5" x 9' 10" (4.39m x 3.00m)

Two UPVC windows to rear aspect, radiator.

#### Bedroom 3

13' 1" x 9' 6" (3.99m x 2.90m)

UPVC window to front aspect, radiator.

#### Bedroom 4

10' 2" x 9' 2" (3.10m x 2.79m)

UPVC window to rear aspect, radiator.

#### Family Bathroom

8' 6" x 7' 7" (2.59m x 2.31m)

Fitted in a four piece range of quality white sanitary ware comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, panel bath, extensive tiling, heated towel rail, UPVC window to rear aspect, Amtico floor covering.

#### Outside

The property stands in private gardens with the front garden laid to shrub beds and a drive ay positioned to the side giving provision for two large vehicles accessing the **Over Sized Single Garage** with single up and over door, power and lighting. The rear garden is lawned with an extensive paved terrace, outside tap and lighting, enclosed by a combination of panel fencing and offers a reasonable degree of privacy

#### Tenure

Freehold

Council Tax Band - E

