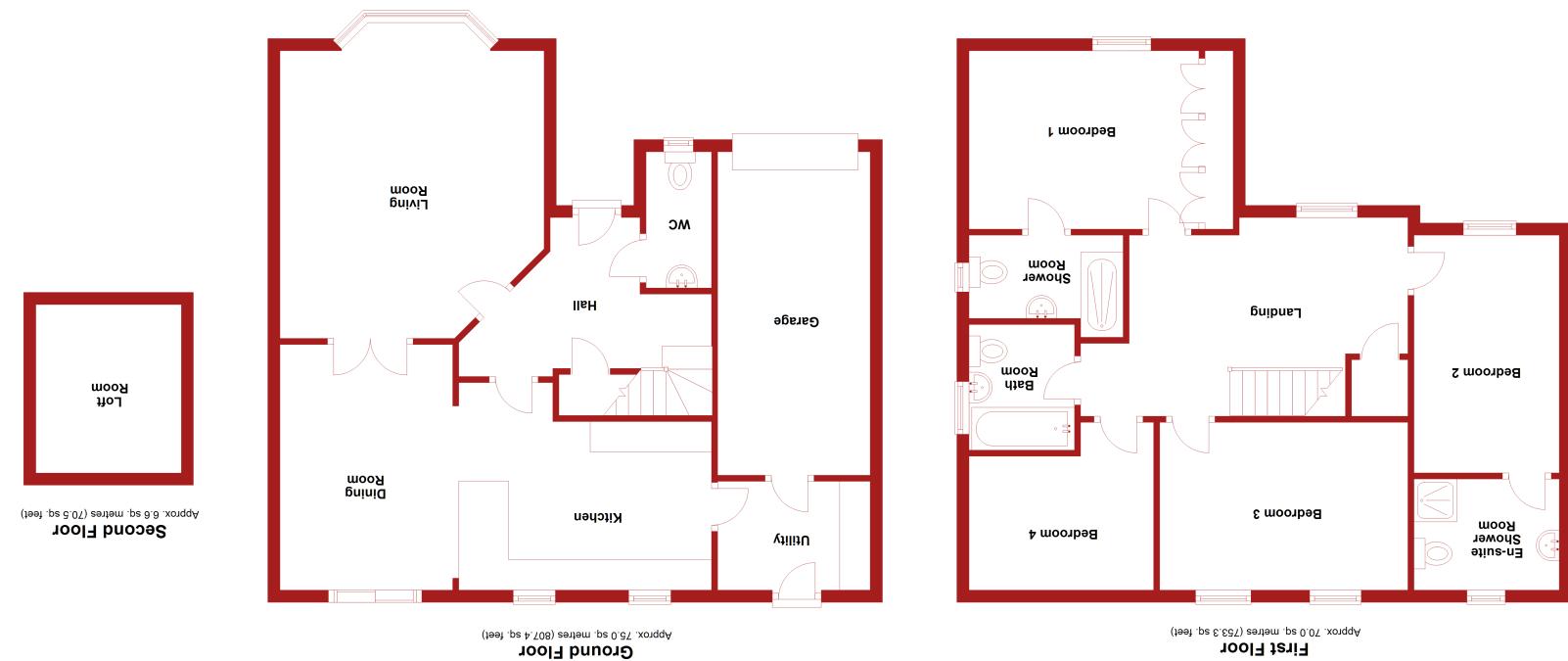


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Kimbolton 01480 414800
Mayfair Office 01480 414800
15 Thayer St, London EC2R 8BP
24 High Street, Kimbolton, Cambridgeshire
32 Market Square, St Neots, Cambridgeshire
60 High Street, Huntingdon, Cambridgeshire
Huntingdon 01480 414800
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Kimbolton 01480 414800
Mayfair Office 01480 414800

www.petrelane.co.uk Web office open all day every day
Huntingdon branch: 01480 414800



- Superb Detached Family Home
- No Forward Chain
- Two En Suite Facilities
- Cul De Sac Location
- 5.3 Miles From St Neots Train Station - Direct Line To London Kings Cross

- Large Kitchen Dining Room
- Four Bedrooms
- Garage & Driveway
- 5.4 Miles From Huntingdon Train Station - Direct Line To London Kings Cross
- Walking Distance To Local Shops & Village Primary School



Composite Double Glazed Door To

Reception Hall

Double glazed window to front aspect, radiator, under stairs storage cupboard, stairs to first floor, parquet flooring.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, feature timber panel work, radiator.

Living Room

17' 5" x 14' 3" (5.31m x 4.34m)

Walk in double glazed bay window to front aspect, two radiators, central feature fire place with inset coal effect gas fire, coving to ceiling.

Kitchen/Dining Room

Dining Area

13' 1" x 9' 4" (3.99m x 2.84m)

Double glazed sliding patio doors to rear aspect, radiator, recessed down lighters, coving to ceiling, laminate flooring.

Kitchen

13' 9" x 11' 2" (4.19m x 3.40m)

Two double glazed windows to rear aspect, ceiling spot lights, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, integrated electric oven and gas hob with glass and stainless steel cooker hood over.

Utility Room

8' 1" x 5' 9" (2.46m x 1.75m)

Double glazed window to rear aspect and UPVC double glazed door to rear, fitted with a base unit and complementing work surface and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, radiator, door to **Garage**, coving to ceiling.

Garage

17' 4" x 8' 10" (5.28m x 2.69m)

Up and over door, power and lighting.

First Floor Galleried Landing

Double glazed window to front aspect, access to boarded loft space, radiator, airing cupboard housing hot water cylinder, recessed down lighters.



Master Bedroom

12' 4" x 10' 2" (3.76m x 3.10m)

Two double glazed windows to front aspect, radiator, wardrobes with hanging and shelving, coving to ceiling.

Re Fitted En Suite Shower Room

Double glazed window to side aspect, re fitted in a stylish three piece suite comprising low level WC, wash hand basin, double shower cubicle with independent shower over, complementing tiling, tiled flooring.

Guest Bedroom

12' 7" x 8' 1" (3.84m x 2.46m)

Double glazed window to front aspect, radiator, access to loft space via ladder space.

Guest En Suite Shower Room

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, heated towel rail, extractor, shaver point, recessed down lighters.

Loft Space/Gaming Space

8' 10" x 8' 2" (2.69m x 2.49m)

Currently used as a bedroom with restricted head height, cupboards and shelving.

Bedroom 3

13' 1" x 9' 5" (3.99m x 2.87m)

Two double glazed window to rear aspect, radiator.

Bedroom 4

9' 10" x 7' 3" (3.00m x 2.21m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower over, complementing tiling, radiator, extractor fan, recessed down lighters.

Outside

The front garden is laid to lawn with hedging and a drive way providing off road parking and leading to the **Garage** as described. Side gated access leads to the rear garden with an area laid to lawn, patio area, a variety of shrubs, garden shed and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - E

town-and-country

