

1, FENTON ROAD

WARBOYS • PE28 2SD





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- Charming Character Home
- Fabulous Outbuilding
- Formerly Two Cottages
- Non Estate Village Location
- Three Double Bedrooms
- Over A Quarter Of An Acre Gardens (stms)
- Huge Potential For Further Improvement
- No Forward Chain

This charming character home offers three double bedrooms with huge scope for improvement. Formerly two cottages the house stands in beautiful mature gardens over a quarter of an acre (stms). There is a fabulous barn offering a variety of uses and ample parking provision. Heating is provided by an air source heat pump and there is solar panel system installed. Overall a superb character home that must be seen.

**Peter
Lane** &
PARTNERS
—EST 1990—
Town & Country

Guide Price £500,000

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





SEALED UNIT PANEL DOOR TO ENTRANCE HALL

9' 9" x 3' 8" (2.97m x 1.12m)

Double panel radiator, dado rail, stairs to first floor, quarry tiled flooring.

STUDY

10' 10" x 10' 2" (3.30m x 3.10m)

Double panel radiator, extensive under stairs storage cupboard, UPVC window to side aspect, quarry tiled flooring.

SITTING ROOM

14' 5" x 13' 1" (4.39m x 3.99m)

A light double aspect room with hard wood sealed unit picture windows to front and side aspects, two double panel radiators, TV point, telephone point, shelved display recess, central feature fully functional fireplace with tiled hearth.





KITCHEN/BREAKFAST ROOM

14' 9" x 13' 5" (4.50m x 4.09m)

A triple aspect room with sealed unit sash picture window to two front aspects and double glazed window to rear aspect, fitted in a range of units with work surfaces and tiling, double panel radiator, central feature fireplace with inset electrically operated Rayburn with twin hot plates and two warming compartments, telephone point, single drainer stainless steel sink unit, drawer units, appliance spaces, quarry tiled flooring, inner door to

BOOT ROOM/UTILITY ROOM

12' 2" x 9' 4" (3.71m x 2.84m)

Heavy panel door and sealed unit window to garden aspect, double drainer sink unit, extensive tiling, base units with work surfaces, appliance spaces, access to loft space, quarry tiled flooring.

WALK IN PANTRY

3' 9" x 3' 3" (1.14m x 0.99m)

Shelved.

FIRST FLOOR LANDING

15' 1" x 6' 10" (4.60m x 2.08m)

Dado rail, airing cupboard housing pressurised water system and hub for solar panel system.

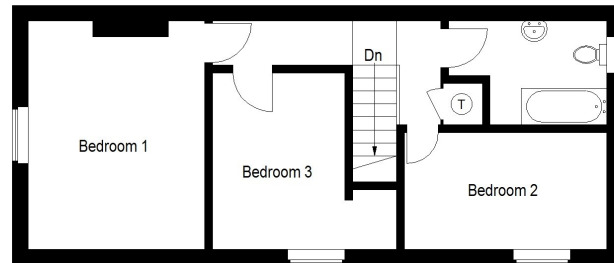
BEDROOM 1

14' 7" x 14' 1" (4.45m x 4.29m)

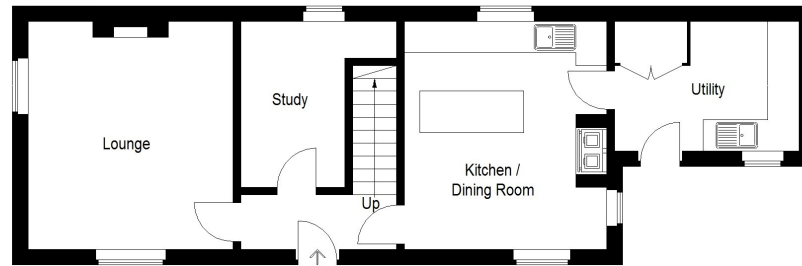
Double panel radiator, sealed unit sash picture window to front aspect, fixed display shelving.



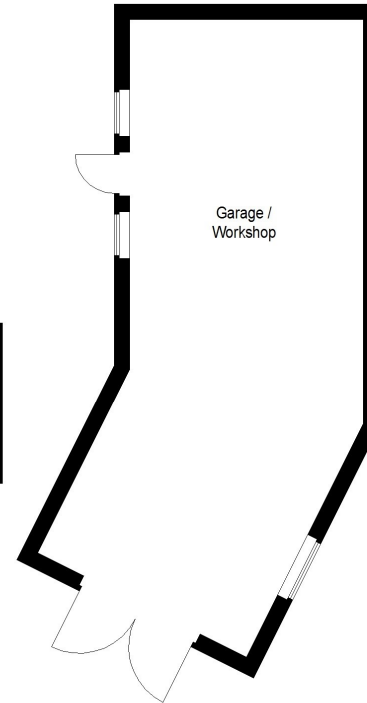
Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft
Garage / Workshop = 53.6 sq m / 577 sq ft
Total = 161.3 sq m / 1736 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

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. (ID972719)
Housepix Ltd

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BEDROOM 2

10' 10" x 8' 1" (3.30m x 2.46m)

Sealed unit sash picture window to front aspect, access to loft space, wall light points, double panel radiator, **Walk In Wardrobe** measuring 4' 9" x 3' 3" (1.45m x 0.99m) with hanging and shelving.

BEDROOM 3

13' 1" x 7' 3" (3.99m x 2.21m)

Sealed unit sash picture window to front aspect, double panel radiator, access to loft space.

FAMILY BATHROOM

10' 2" x 6' 10" (3.10m x 2.08m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding screen and independent power shower unit fitted over, double panel radiator, dado rail, sealed unit window to garden aspect

OUTSIDE

The cottage stands in stunning mature and extensive gardens over quarter of an acre (stms). The front garden is lawned and enclosed by mature Laurel hedging with a driveway sufficient for several vehicles leading on to an area of lawn with established ornamental shrubs and flower beds. There is a small timber shed and a lean to storage shed formerly the outside WC, the gardens lead to the rear with established lawns, a large selection of ornamental shrubs, trees and established orchard with a variety of Apple, Pear and Plum trees. The gardens are sub-divided by trellis work and arches leading to an established and productive allotment area used for organic vegetable gardening for over 40 years, a green house and slate pathway with further trellis and arch division to the area of orchard with a further selection of mature trees. The boundary is enclosed by a combination of panel fencing and mature hedgerow screening with timber edged planters. There is a fabulous **Detached Outbuilding** with doors to two side aspects and double timber doors to the front with the possibility of re-developing (stpp). The barn offers a range of versatile uses and would suit a classic car enthusiast, an excellent working from home space or work shop.

AGENTS NOTE

The property is sold subject to it remaining as a single family home and not being developed into multiple properties.

TENURE

Freehold
Council Tax Band - D





Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

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