



Huntingdon branch: 01480 414800

www.peterlane.co.uk Web office open all day every day

Huntingdon
60 High Street
Huntingdon
Tel : 01480 414800

St Neots
32 Market Square
St. Neots
Tel : 01480 406400

Kimbolton
24 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office
Cashel House
15 Thayer St, London
Tel : 0870 112 7099

- Individually Positioned Family Residence
- Modern Kitchen/Breakfast Room
- Double Garage And Off Road Parking
- Close To Village Church

- Four Bedrooms With En Suite To Principal Bedroom
- Two Reception Rooms
- Mature And Private Gardens
- Non-Estate Village Location



Recessed Entrance Porch To
UPVC double glazed door to

Reception Hall
Dado rail, double panel radiator, understairs storage cupboard, coving to ceiling.

Cloakroom
7' 10" x 3' 3" (2.39m x 0.99m)
Fitted in a white two piece suite comprising low level WC, wall mounted wash hand basin with tiling, dado rail, ceramic tiled flooring, UPVC window to front aspect, coving to ceiling.

Sitting Room
20' 4" x 15' 1" (6.20m x 4.60m)
A light double aspect room with UPVC bay window to front aspect and UPVC window to side both with fitted window shutters, two double panel radiators, central fireplace with inset Living Flame electric fire, TV point, telephone point, coving to ceiling, arch internal access to

Dining Room
13' 9" x 10' 2" (4.19m x 3.10m)
Double panel radiator, UPVC window to garden aspect, coving to ceiling, serving hatch to **Kitchen**, UPVC double glazed doors access

Conservatory
13' 5" x 11' 2" (4.09m x 3.40m)
Of brick based UPVC double glazed construction with toughened glazed roofing, two single panel radiators, quarry tiled flooring, central ceiling fan light, UPVC French doors accessing garden terrace, custom fitted blinds to internal windows and ceiling.

Kitchen/Breakfast Room
13' 5" x 10' 10" (4.09m x 3.30m)
UPVC double glazed window to garden aspect, double panel radiator with decorative cover, fitted in a range of cream gloss base and wall mounted cabinets with complementing work surfaces and tiled surrounds, integral wine rack, drawer units, pan drawers, electric cooker point with cooker hood over, corner shelf display unit, glass fronted display cabinets, double sink unit with mixer tap, under unit lighting, laminate floor, inner door to

Utility/Boot Room
14' 9" x 7' 10" (4.50m x 2.39m)
UPVC door and window to garden aspect, inset ceramic sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, range of base units, appliance spaces, extensive range of wall cupboards, laminate floor, internal door to

Double Garage
18' 1" x 16' 5" (5.51m x 5.00m)
Twin up and over doors, secondary double glazed window to side aspect, power, lighting, boarded eaves storage space with hatch and loft ladder.

First Floor Landing
UPVC window to side aspect, dado rail, access to insulated loft space with ladder, single panel radiator, airing cupboard housing hot water cylinder and shelving, coving to ceiling.

Principal Bedroom
14' 5" x 13' 1" (4.39m x 3.99m)
UPVC window to side aspect, single panel radiator, dado rail, extensive wardrobe range, coving to ceiling, telephone point, additional wardrobe, inner access to

En Suite Shower Room
Fitted in a two piece suite comprising screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, vanity wash hand basin with mixer tap, dado rail, half height tiling, ceramic tiled flooring, extractor, coving to ceiling.

Bedroom 2
13' 9" x 9' 6" (4.19m x 2.90m)
A light double aspect room with UPVC windows to front and side aspects, single panel radiator, extensive wardrobe range, coving to ceiling.

Bedroom 3
14' 1" x 9' 2" (4.29m x 2.79m)
Single panel radiator, extensive wardrobe range, coving to ceiling, UPVC window to side aspect, UPVC door accessing roof space.

Bedroom 4
9' 10" x 7' 3" (3.00m x 2.21m)
UPVC window to front aspect, single panel radiator, coving to ceiling.

Family Bathroom
7' 10" x 5' 7" (2.39m x 1.70m)
Fitted in a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding shower screen and mixer tap hand shower, full ceramic tiling, single panel radiator, ceramic tiled flooring, UPVC window to front aspect.

Outside
The property stands in large, mature and private gardens with private gated access to the front. The extensive brick paved driveway gives provision for numerous vehicles accessing the **Double Garage** as described. The front garden has areas of lawn, prepared beds, shrub stocks and enclosed by mature Laurel hedging, brick walling and post and rail fencing. Gated access extends to the side and rear garden. The pleasant side garden has an extensive paved terrace with lawn, outside lighting and tap, a further brick paved area to the rear of the garden with brick edged planters and timber shed. The garden is enclosed by a mature boundary of panel fencing, walling and offers a good degree of privacy.

Buyers Information
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure
Freehold
Council Tax Band - E

