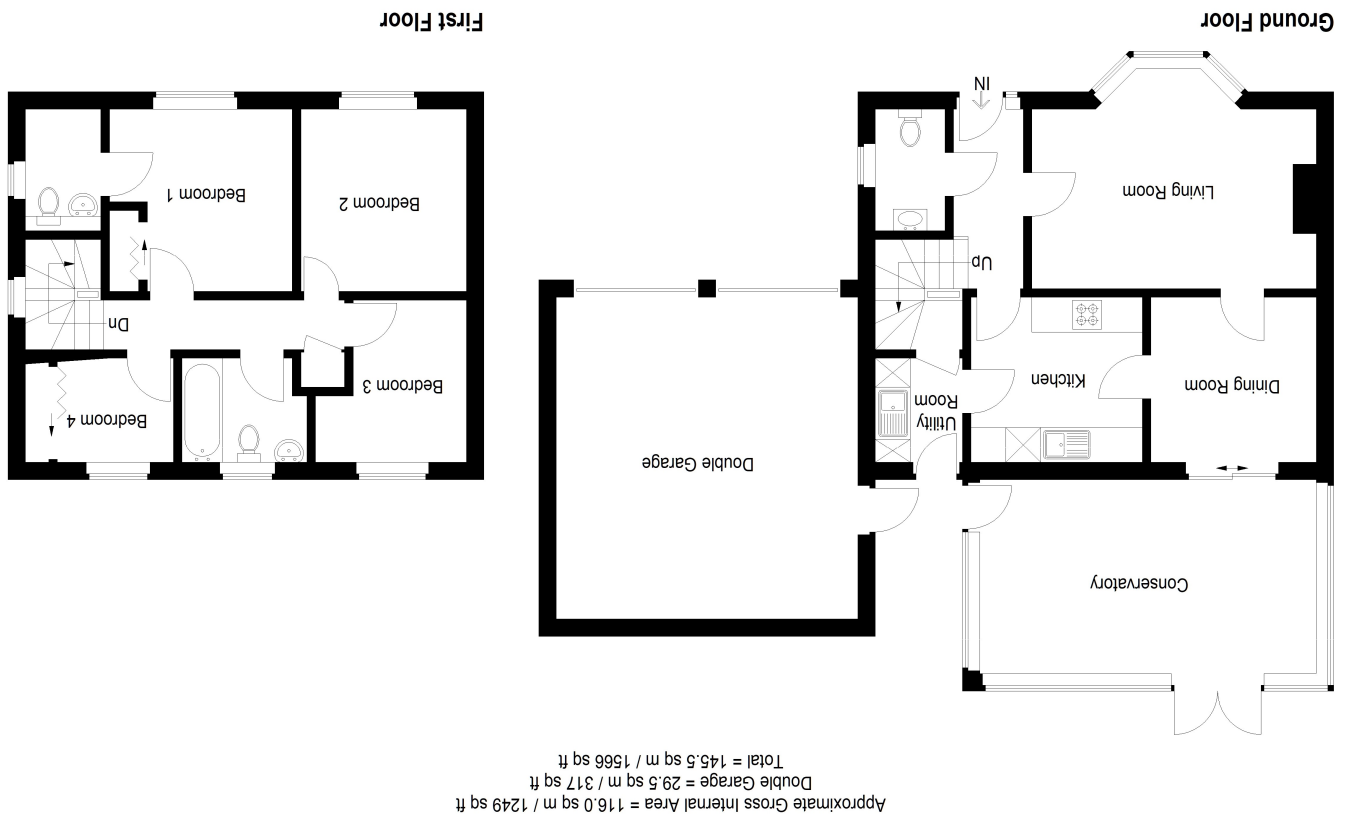


Huntingdon branch: 01480 414800
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1046391)
 Housepix Ltd



Scholars Avenue, Hinchingsbrooke Park PE29 6GP Guide Price £500,000

- Detached Family Home
- Living Room, Dining Room And Conservatory
- Excellent Potential To Extend (stpp)
- Short Walk To Train Station And Hospital
- Video Tour Available Upon Request
- Four Bedrooms
- Double Garage And Off Road Parking
- Overlooking Green To The Front
- Conveniently Situated For Schools And Amenities
- No Forward Chain



Panel Double Glazed Front Door To

Reception Hall

Radiator, coving to ceiling, door to

Cloakroom

Double glazed window, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

Living Room

16' 0" x 10' 3" (4.88m x 3.12m)

Double glazed window to front aspect, radiator, central feature fireplace with inset gas fire, coving to ceiling, door to



Dining Room

9' 4" x 9' 4" (2.84m x 2.84m)

Coving to ceiling, radiator, door to **Kitchen**, double glazed sliding patio doors to

Conservatory

19' 10" x 11' 0" (6.05m x 3.35m)

Of brick base and double glazed construction with French doors to garden aspect, tiled flooring.



Kitchen

9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units with drawer units, complementing work surfaces and tiling, single drainer sink unit, space and plumbing for dishwasher, integrated electric oven and gas hob with cooker hood over.

Utility Room

5' 11" x 4' 11" (1.80m x 1.50m)

Fitted with base unit with complementing work surfaces and tiling, single drainer sink unit, space and plumbing for washing machine space for tumble dryer, door to garden.



First Floor Landing

Double glazed window to side aspect, radiator, airing cupboard housing hot water cylinder.

Bedroom 1

10' 5" x 10' 4" (3.17m x 3.15m)

Double glazed window to front aspect, built in wardrobes with hanging and shelving, radiator, coving to ceiling.

En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, radiator.

Bedroom 2

10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to front aspect, coving to ceiling, radiator.

Bedroom 3

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed window to rear aspect, coving to ceiling, radiator.

Bedroom 4

8' 4" x 6' 1" (2.54m x 1.85m)

Double glazed window to front aspect, coving to ceiling, radiator.

Family Bathroom

Double glazed window, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, radiator.

Outside

The front garden is open plan and laid to lawn, outside courtesy light, double width driveway providing off road parking and leading to the **Double Garage** with twin up and over doors, power, lighting and personal door to rear garden. The rear garden is laid to lawn, patio area, shrubs, outside tap and lighting.

Tenure

Freehold

Council Tax Band - E

