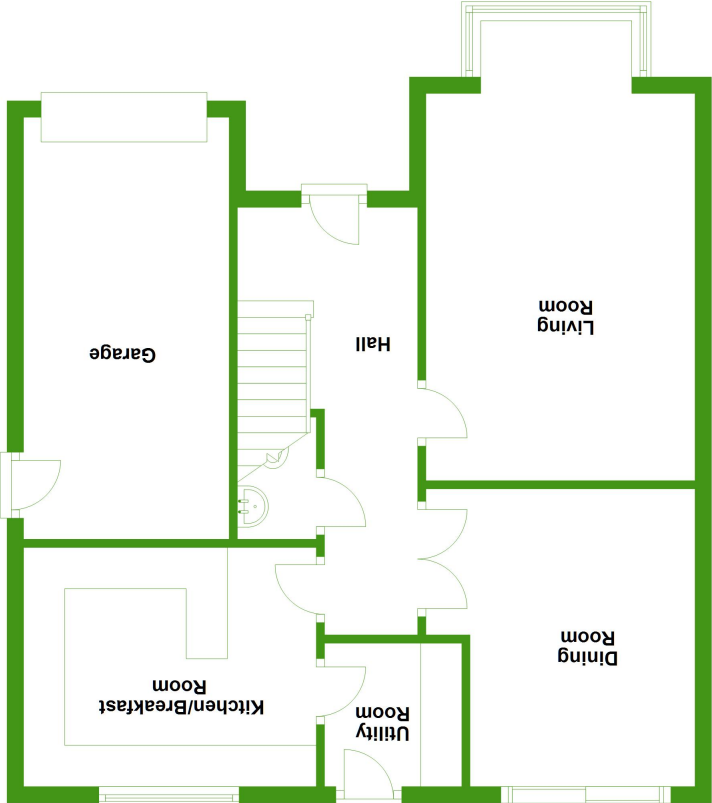
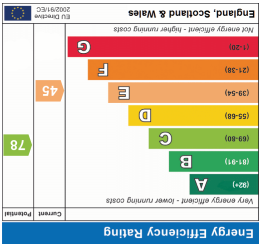
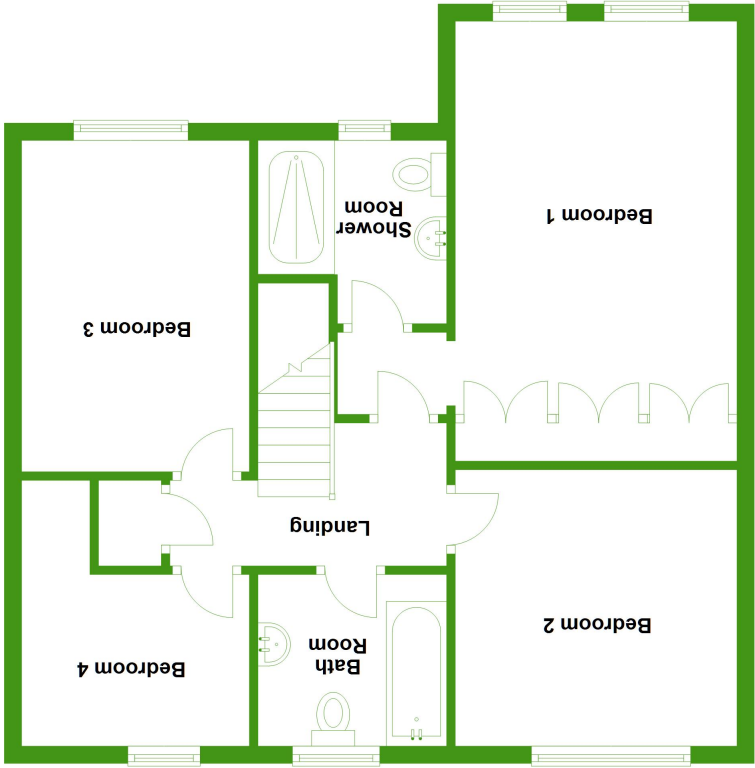


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.





Ground Floor
Approx. 65.4 sq. metres (703.5 sq. feet)



First Floor
Approx. 62.8 sq. metres (676.5 sq. feet)

Total area: approx. 128.2 sq. metres (1380.0 sq. feet)

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

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 1127099

- Twigden Homes Built Family Home
- Two Reception Rooms
- Garaging And Generous Driveway
- Short Distance To The Railway Station

- Four Bedrooms With En Suite To Principal Bedroom
- Mature And Private Gardens
- Desirable Estate Location Close To Hinchingsbrooke Hospital
- No Chain Is Being Offered

Integral Storm Canopy Over

Glazed panel door to

Entrance Hall

17' 1" x 7' 3" (5.21m x 2.21m)

Double panel radiator, laminate flooring, stairs to first floor, central heating thermostat, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, tiling with contour border tiles, laminate flooring, double panel radiator, extractor.

Kitchen

11' 9" x 9' 6" (3.58m x 2.90m)

UPVC window to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, UPVC window to garden aspect, single drainer one and a half bowl resin sin unit with mixer tap, larder units, appliance spaces, drawer units, integral gas hob with bridging unit and extractor fitted above, double electric oven, double panel radiator, vinyl floor covering.

Utility Room

6' 5" x 5' 7" (1.96m x 1.70m)

Fitted in a range of units with work surfaces and tiling, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators (replaced in 2023), single panel radiator, UPVC door to rear garden.

Dining Room

12' 0" x 11' 0" (3.66m x 3.35m)

Sliding double glazed patio doors to garden terrace, double panel radiator, coving to ceiling, glazed internal double doors to **Entrance Hall**, engineered Oak flooring.

Sitting Room

18' 11" x 10' 10" (5.77m x 3.30m)

UPVC bay window to front aspect, two double panel radiators, central feature fireplace with moulded timber surround and marble hearth with inset Living Flame coal effect gas fire, TV point, telephone point, engineered Oak flooring, coving to ceiling.

First Floor Galleried Landing

Access to insulated loft space.

Principal Bedroom

15' 5" x 10' 9" (4.70m x 3.28m)

Extensive wardrobe range with three double units and one single unit, radiator, UPVC window to front aspect, small entrance area leading to

En Suite Shower Room

7' 3" x 7' 1" (2.21m x 2.16m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, oversized screened shower enclosure with independent shower unit fitted over, extractor, laminate flooring, double panel radiator, UPVC window to front aspect.

Bedroom 2

10' 10" x 10' 4" (3.30m x 3.15m)

UPVC to rear aspect, single panel radiator.

Bedroom 3

13' 1" x 8' 8" (3.99m x 2.64m)

UPVC window to front aspect, single panel radiator.

Bedroom 4

10' 1" maximum x 6' 9" (3.07m x 2.06m)

UPVC window to garden aspect, single panel radiator, wardrobe recess.

Family Bathroom

7' 4" x 6' 11" (2.24m x 2.11m)

fitted in a range of white sanitaryware comprising low level WC, panel bath with folding screen and mixer tap with independent shower unit fitted over, extractor, UPVC window to rear aspect, double panel radiator, shaver light point, pedestal wash hand basin with mixer tap, laminate flooring.

Outside

The extensive frontage gives provision for four vehicles accessing the **Single Garage** with single up and over door, with power and lighting. The front garden is stocked with a selection of ornamental shrubs, flower borders with an area of lawn and outside lighting. The rear garden is primarily lawned, stocked with ornamental evergreen shrubs and mature trees backing on to a pleasant area of woodland. The garden is enclosed by a combination of panel fencing with outside lighting and tap.

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 - F

