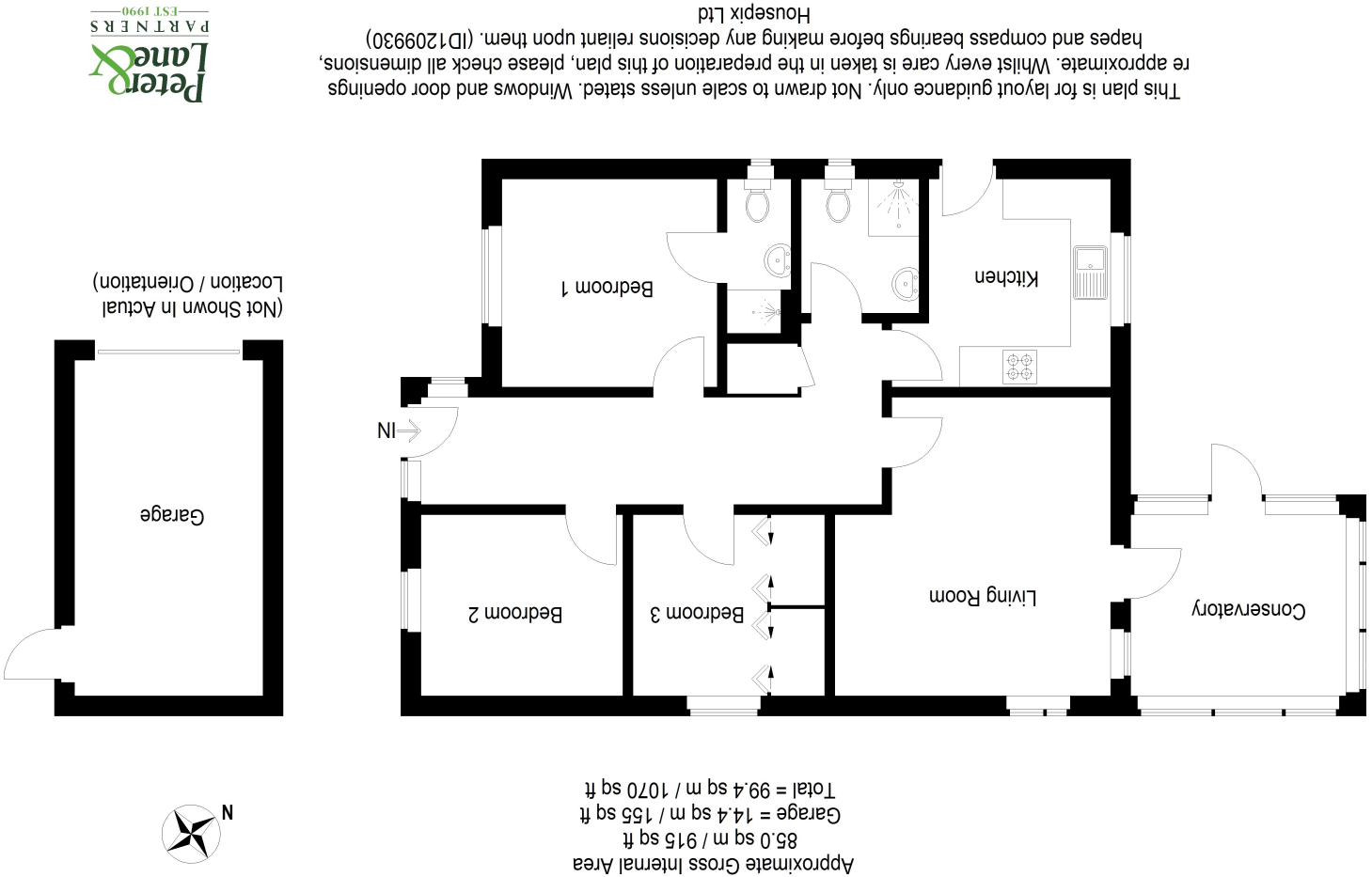


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



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

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



- Individual Detached Bungalow
- Wet Room Shower
- Convenient Town Centre Location

- Three Bedrooms With En Suite To Principal Bedroom
- Landscaped Gardens And Garaging
- No Chain And Immediate Vacant Possession

UPVC Double Glazed Panel Door To

Reception Hall

20' 6" x 4' 9" (6.25m x 1.45m)
Radiator with display sill, access to loft space, coving to ceiling, central heating thermostat, shelved storage cupboard, inner door to

Bedroom 1

10' 8" x 10' 2" (3.25m x 3.10m)
UPVC window to front aspect, single panel radiator, TV point, side. independent air conditioning unit, coving to ceiling.

En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, Wall mounted wash hand basin, screened shower enclosure with independent multi head shower fitted over, LVT flooring, UPVC window to side aspect, extractor, full ceramic tiling, coving to ceiling.

Bedroom 2

9' 8" x 8' 10" (2.95m x 2.69m)
UPVC window to front aspect, single panel radiator, coving to ceiling.

Bedroom 3

8' 9" x 6' 6" (2.67m x 1.98m)
UPVC window to side aspect, radiator, extensive wardrobe range incorporating two double units, coving to ceiling.

Sitting Room

14' 0" x 13' 4" (4.27m x 4.06m)
Double panel radiator, TV point, telephone point, UPVC window to side aspect, independent air conditioning unit, coving to ceiling, internal UPVC French doors access

Conservatory/Garden Room

10' 8" x 10' 2" (3.25m x 3.10m)
Glazed door to garden terrace, of UPVC double glazed construction, double poly carbonate roofing, independent air conditioning unit, currently carpeted over ceramic tiled flooring.

Wet Room

6' 10" x 4' 8" (2.08m x 1.42m)
Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, floor draining independent shower unit, chrome heated towel rail, extractor, coving to ceiling, UPVC window to side aspect, non-slip vinyl floor covering.

Kitchen

10' 10" x 9' 10" (3.30m x 3.00m)
Fitted in a range of base and wall mounted units with work surfaces and tiling, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, single drainer stainless steel sink unit with directional mixer tap, electric and gas cooker points with suspended extractor fitted above, vinyl floor covering, radiator, coving to ceiling, UPVC window to garden aspect and UPVC door to

Outside

The gardens are neatly arranged and planned with low maintenance in mind with an extensive brick paviour frontage giving provision for two vehicles sub-divided with double timber gates to a further driveway sufficient for one to two large vehicles, outside lighting and an extensive paved terrace extending to the rear with an area of Astro turf, planned and landscaped with low maintenance in mind, outside tap, lighting, a good sized timber shed, a stocked selection of ornamental shrubs and flower borders, enclosed by panel fencing and mature screening offering a good degree of privacy. There is a **Detached Single Garage** with single up and over door, power, lighting and private door to the side.

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 - D

