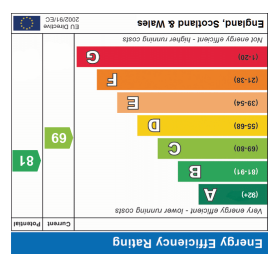


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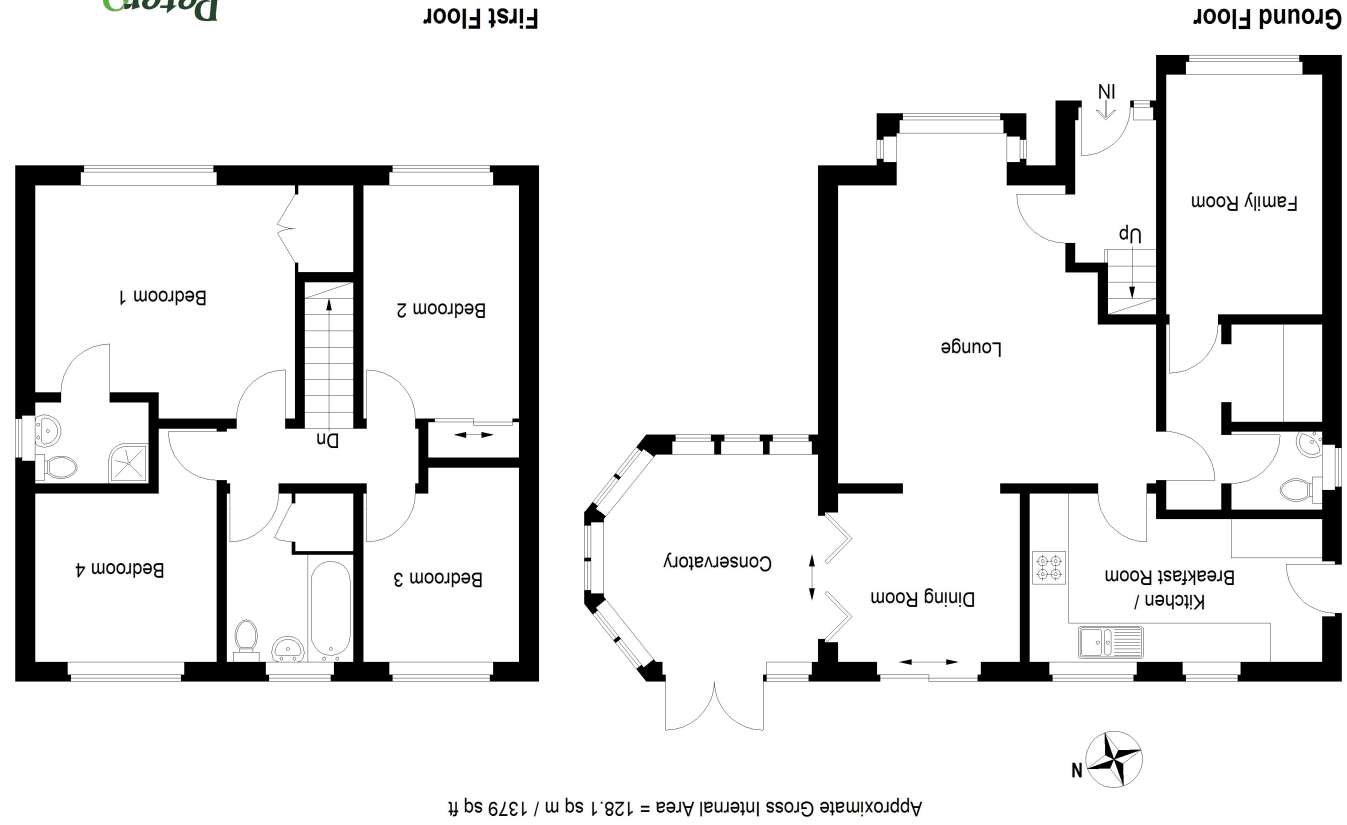


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1083380)
 Housepix Ltd



- Corner Plot With Larger Than Average Garden
- Lounge And Dining Room
- Kitchen Breakfast Room
- Driveway Parking
- Highly Sought After Location
- Four Good Sized Bedrooms
- Family Room And Conservatory
- En Suite And Family Bathroom
- A Great Family Home With Potential To Extend Or To Build An Annex stp



Composite Double Glazed Door To

Entrance Hall

Coving to ceiling, stairs to first floor, decorative recessed arch, radiator, double glazed window to front aspect, wood effect flooring.

Lounge

15' 0" x 13' 8" (4.57m x 4.17m) plus bay
Walk in double glazed bay window to front aspect, coving to ceiling, three wall light points, two radiators, central feature fireplace with inset electric fire with timber surround, wood effect flooring, arch way to



Dining Room

9' 3" x 8' 5" (2.82m x 2.57m)
Coving to ceiling, sliding double glazed patio doors to rear, bi-fold doors to

Conservatory

10' 3" x 9' 8" (3.12m x 2.95m)
Double glazed windows overlooking garden, poly carbonate roofing, radiator, tiled floor, double glazed French doors to rear.



Kitchen/Breakfast Room

14' 7" x 8' 5" (4.45m x 2.57m)
Double glazed window to rear aspect, UPVC double glazed door to side aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surface and tiling, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and electric hob with cooker hood over, space and plumbing for washing machine, space for tumble dryer, radiator, wall mounted central heating boiler, coving to ceiling, door to

Inner Lobby

Coats hanging area, leading through to



Cloakroom

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

Storage Area

5' 0" x 4' 3" (1.52m x 1.30m)
Cupboards, complementing work surface.

Family Room

12' 2" x 7' 7" (3.71m x 2.31m)
Double glazed window to front aspect, radiator, consumer unit.

First Floor Landing

Access to loft space.

Bedroom 1

13' 5" x 11' 9" (4.09m x 3.58m)
Double glazed window to front aspect, radiator, double built in wardrobe.

En Suite Shower Room

Double glazed window to side aspect, fitted in three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, chrome heated towel rail, wood effect flooring.

Bedroom 2

9' 4" x 8' 6" (2.84m x 2.59m)
Double glazed window to rear aspect, radiator.

Bedroom 3

11' 7" x 8' 11" (3.53m x 2.72m)
Double glazed window to front aspect, radiator, double built in wardrobe.

Bedroom 4

9' 8" x 8' 2" (2.95m x 2.49m)
Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, tiled surrounds, chrome heated towel rail, recessed downlighters, shaver point, airing cupboard.

Outside

To the front is off road parking for two vehicles. The front garden is landscaped with low maintenance in mind, laid to gravel with outside lighting. Side gated access leads to the rear garden with two garden sheds, a selection of seating areas, summer house, fruit trees and laid to lawn with planting and enclosed by panel fencing.

Tenure

Freehold
Council Tax Band - D

