



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

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



- Beautifully Presented And Well Proportioned Family Residence
- Separate Reception Areas
- Garage And Ample Parking Provision
- Non Estate Village Location
- Four Bedrooms
- 100' Rear Garden
- Field Views To The Front
- Viewing A Must



Glazed Panel Door To

Entrance Porch

Coats hanging area, Oak flooring, inner access to

Reception Hall

Stairs to first floor, under stairs storage, two radiators, sky light, coving to ceiling, Oak flooring.

Sitting Room

20' 8" x 11' 10" (6.30m x 3.61m)

A double aspect room with UPVC windows to front and side aspects, double panel radiator, single panel radiator, TV point, telephone point, central fireplace with inset wood burner and moulded timber surround, Oak flooring, coving to ceiling.



Study

8' 10" x 7' 3" (2.69m x 2.21m)

Double panel radiator, coving to ceiling, Oak flooring.

Kitchen/Breakfast Room

20' 8" x 11' 2" (6.30m x 3.40m)

Fitted in a modern range of base, drawer and wall mounted cabinets with solid Oak butchers block work surfaces and re-tiled surrounds with contour natural stone tiling, central island work station with two stool breakfast bar, single drainer one and a half bowl ceramic sink unit with mixer tap, space for range style cooker with suspended extractor above, further appliance spaces, space and plumbing for American style fridge freezer, integrated tumble dryer, wall mounted gas fired central heating boiler serving hot water system and radiators, glass fronted display cabinets, UPVC window to side aspect, recessed down lighters.



Garden Room

14' 5" x 11' 2" (4.39m x 3.40m)

Sliding double glazed patio doors to garden terrace, UPVC double glazed door to side, double panel radiator, wall light points, drinks bar, Oak flooring.

Principal Bedroom

14' 9" x 12' 10" (4.50m x 3.91m)

Double glazed window to rear aspect, double panel radiator, extensive wardrobe range, bedside table, dressing table, wall light points, coving to ceiling.



Bedroom 4

8' 2" x 8' 2" (2.49m x 2.49m)

UPVC double glazed window to side aspect, radiator, coving to ceiling.

Shower Room

8' 2" x 6' 11" (2.49m x 2.11m)

Fitted in a modern three piece contemporary white suite comprising low level WC, pedestal wash hand basin with tiling, shower cubicle with folding door, heated towel rail, recessed down lighters, ceramic tiled flooring.

First Floor Landing

Access to insulated loft space with ladder and lighting, single panel radiator.

Bedroom 2

12' 10" x 11' 2" (3.91m x 3.40m)

UPVC double glazed window to rear aspect with views over the garden, double panel radiator, cupboard range, coving to ceiling.

Bedroom 3

12' 10" x 11' 10" (3.91m x 3.61m)

UPVC double glazed window to front aspect, radiator, two walk in wardrobes with hanging and shelving.

Family Bathroom

7' 10" x 7' 3" (2.39m x 2.21m)

Fitted in a modern range of white sanitary ware comprising His and Hers vanity wash hand basin with mixer taps, low level WC, panel bath with shower screen and independent shower unit fitted over, heated towel rail, airing cupboard housing hot water cylinder and shelving, UPVC double glazed window to side aspect.

Outside

The front garden is hard landscaped with low maintenance in mind and gives provision of four or more vehicles accessing the **Single Garage** with single up and over door, power and lighting. There is a selection of ornamental shrubs to the front with gated access extending to the rear garden. The rear garden measures approximately 110' in length and is primarily lawned with an extensive stocked selection of shrubs, ornamental trees and flowering borders, outside tap and lighting. The garden is enclosed by picket fencing and established conifer screening offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - E

