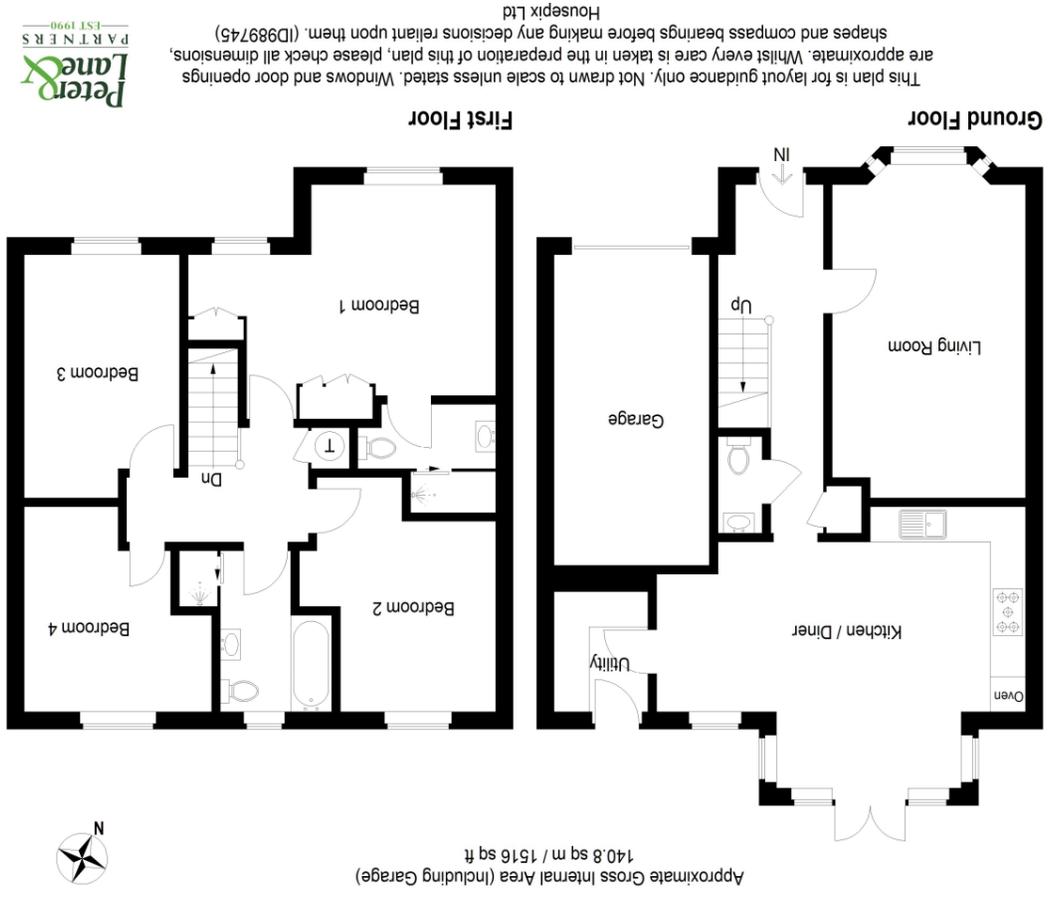


**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

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Tel: 01480 414800  
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Tel: 01480 860400  
Huntingdon Kimbolton 15 Thayer St, London  
Tel: 0870 112 7099



- David Wilson Built Family Home
- Stunning Kitchen/Dining/Breakfast Room
- Double Width Driveway
- Extremely Sought After Location
- Four Double Bedrooms
- South Facing Rear Garden
- Single Garage
- Show Home Condition



**Composite Door To**

**Entrance Hall**

Transom double glazed window to front, stairs to first floor, under stairs storage recess, cloaks cupboard, Amtico flooring.

**Cloakroom**

Fitted in a two piece contemporary suite comprising low level WC, wash hand basin, radiator, extractor fan, Amtico flooring.

**Living Room**

17' 6" plus bay x 10' 6" (5.33m x 3.20m)

Walk in double glazed window to front aspect with bespoke fitted shutters, two radiators.

**Kitchen/Dining/Breakfast Room**

19' 7" x 15' 8" (5.97m x 4.78m)

Double glazed French doors and windows to rear aspect with fitted blinds, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and up-stands and glass back plates, stainless steel single drainer sink unit with mixer tap, integrated appliances comprising five burner gas hob with cooker hood over, electric oven and grill, dishwasher, fridge freezer, two radiators, Amtico flooring.

**Utility Room**

7' 4" x 6' 1" (2.24m x 1.85m) Composite double glazed door to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and up-stands, space and plumbing for washing machine, space for tumble dryer, wall mounted concealed central heating boiler, radiator, Amtico flooring.

**First Floor Landing**

Access to loft space, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**

17' 2" x 11' 10" (5.23m x 3.61m)

Two double glazed windows to front aspect with bespoke fitted shutters, a range of wardrobes with hanging and shelving.

**En Suite Shower Room**

Fitted in a contemporary three piece suite comprising low level WC, wash hand basin, double shower cubicle with independent shower unit fitted over, complementing tiling, extractor fan, heated towel rail, wood effect flooring.

**Bedroom 2**

13' 2" maximum x 11' 3" (4.01m maximum x 3.43m) Double glazed window to rear aspect, radiator.

**Bedroom 3**

14' 9" maximum x 8' 8" (4.50m maximum x 2.64m) Double glazed window to front with bespoke fitted shutter, radiator.

**Bedroom 4**

11' 6" x 10' 3" (3.51m x 3.12m)

Double glazed window to rear aspect, radiator.

**Family Bathroom**

Double glazed window to rear aspect, fitted in a contemporary four piece suite comprising low level WC, wash hand basin, panel bath, separate shower cubicle with independent shower unit over, complementing tiling, heated towel rail, extractor fan, wood effect flooring.

**Outside**

To the front of the property the double width driveway provides off road parking for two vehicles leading to the **Integral Single Garage** with power and lighting. The front garden is laid to lawn with shrub borders and outside lighting. Side gated leads through to the southerly facing rear garden with feature clad low level retaining wall, laid to lawn, well stocked borders and enclosed by panel fencing and brick walling offering, in our opinion, a good degree of privacy.

**Agents Note**

Estate Management charge TBC once site is completed

**Tenure**

Freehold

Council Tax Band - E

