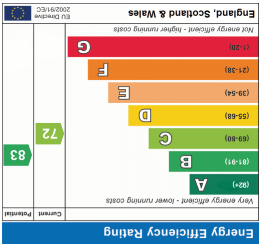
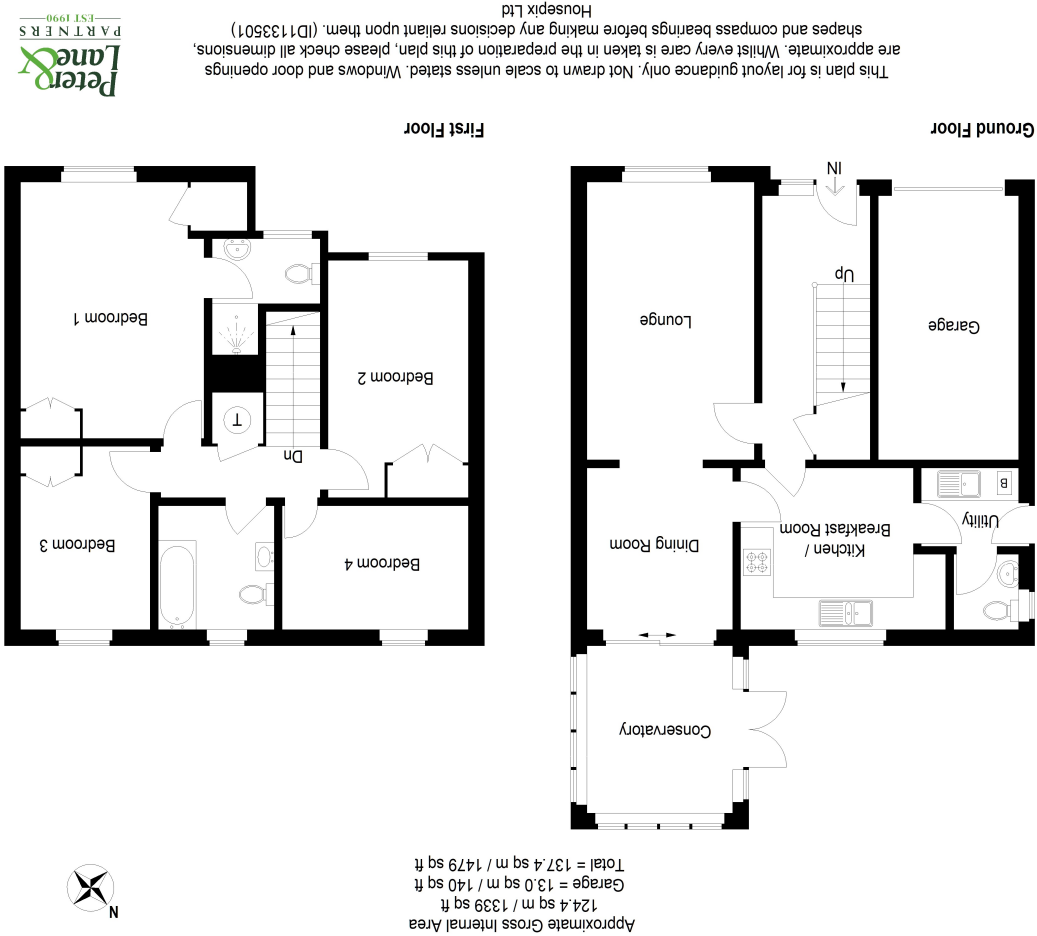


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



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- Westbury Homes Built Family Home
- Re-Fitted Kitchen And Utility Room
- Garaging And Two Car Driveway
- Quiet Cul De Sac Location

- Four Bedrooms With En Suite To Principal Bedroom
- Re-Fitted Sanitary Ware
- Lovely Woodland View
- Ever Desirable Birds Estate Position



Integral Storm Canopy Over

UPVC glazed leaded light panel door to

Reception Hall

16' 1" x 6' 3" (4.90m x 1.91m)

Stairs extend to the first floor, double panel radiator, understairs storage cupboard, central heating thermostat, coving to ceiling.

Kitchen

12' 4" x 10' 2" (3.76m x 3.10m)

Re-fitted in a range of Shaker style cream base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, integral automatic dishwasher, larder unit, recessed lighting, over-lit pelmet, UPVC window to garden aspect, integral electric oven and gas hob with bridging unit extractor fitted above, drawer units, pan drawers, appliance spaces, sliding shelf spice rack/larder unit, LVT flooring.

Utility Room

5' 11" x 5' 1" (1.80m x 1.55m)

Fitted in a range of cream Shaker style cabinets with complementing work surfaces and tiled surrounds, wall mounted gas fired central heating boiler (replaced 4 years ago) serving hot water system and radiators, appliance spaces, single drainer sink unit with mixer tap, UPVC door to side aspect, LVT flooring.

Cloakroom

Re-fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, recessed lighting, radiator, UPVC window to side aspect, LVT flooring.

Sitting Room

16' 8" x 10' 8" (5.08m x 3.25m)

UPVC window to front aspect, double panel radiator, TV point, telephone point, coving to ceiling, central fireplace recess with inset multi fuel stove and slate hearth, wall light points, double internal door accesses

Dining Room

10' 6" x 8' 11" (3.20m x 2.72m)

Wall light points, coving to ceiling, radiator, sliding double glazed internal patio doors to

Garden Room/Conservatory

10' 11" x 10' 3" (3.33m x 3.12m)

Of brick based UPVC double glazed construction with vaulted roof line and reinforced glazed roofing, slimline electric radiator, French doors accessing garden terrace, custom fitted blinds, ceramic tiled flooring.

First Floor Landing

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

Principal Bedroom

15' 7" x 11' 3" (4.75m x 3.43m)

UPVC window to front aspect, double panel radiator, extensive wardrobe range with double wardrobe and walk in cupboard unit, inner door to

En Suite Shower Room

7' 0" x 6' 1" (2.13m x 1.85m)

Re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, electric wall convector heater, natural stone contour border tiles, vinyl flooring.

Bedroom 2

14' 5" x 8' 3" (4.39m x 2.51m)

UPVC window to front aspect, single panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

Bedroom 3

11' 5" x 8' 2" (3.48m x 2.49m)

Single panel radiator, double wardrobe with hanging and shelving, coving to ceiling, UPVC window to garden aspect.

Bedroom 4

11' 4" x 7' 10" (3.45m x 2.39m)

UPVC window to rear aspect, single panel radiator, coving to ceiling

Family Bathroom

7' 7" x 5' 10" (2.31m x 1.78m)

Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with drawer units and mixer tap, panel bath with glass screen, rail and curtain with independent shower unit fitted over, chrome heated towel rail, extensive ceramic tiling with glass contour border tiling, extractor, recessed lighting, UPVC window to garden aspect, vinyl flooring.

Outside

The property is positioned within a pleasant cul de sac location with an extensive tarmac driveway giving provision for two large vehicles accessing the **Single Garage** with single up and over door, power and lighting. The frontage is partly divided with trellis work, stocked with ornamental shrubs , gated access extends to the rear. The rear garden is pleasantly arranged and landscaped with an extensive paved terrace, two timber sheds and timber store. The gardens are primarily lawned with York-stone edged shrub borders, outside tap and lighting, timber pergola, a selection of notable and ornamental trees. The garden is enclosed by a combination of panel fencing offering a superb degree of privacy backing on a pleasant, established woodland/copse.

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 - E

