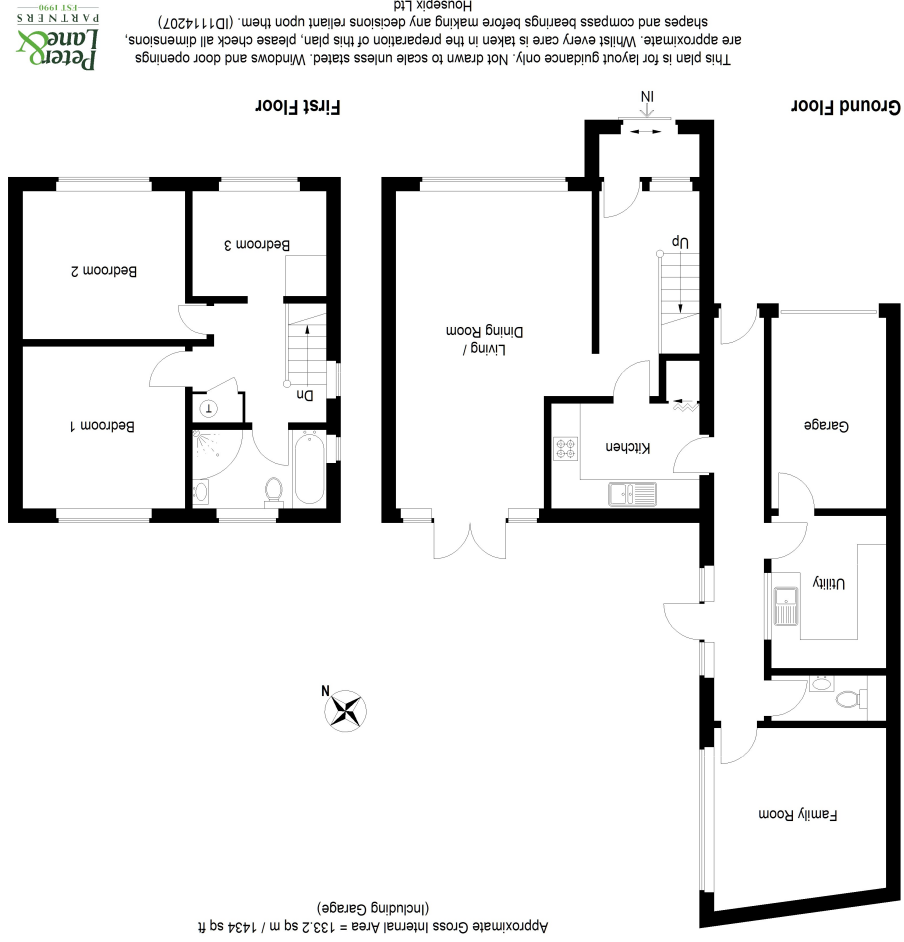


Huntingdon Office: 01480 414800
 www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street St Neots 01480 414800
 Huntingdon St Neots 01480 406400
 Huntingdon Kimbolton 01480 860400
 Mayfair Office 24 High Street Cashel House 0870 1127099



- Extended Semi Detached Family Home
- Three/Four Bedrooms
- Modern Kitchen And Separate Utility Room
- Garage And Driveway
- Cul De Sac Location
- Extremely Well Presented
- Spacious Living Dining Room
- Re-Fitted Four Piece Family Bathroom And Cloakroom
- Beautiful Landscaped Garden
- Walking Distance To Local Shops And Schools



UPVC Double Glazed Sliding Door To

Entrance Porch

Tiled flooring, UPVC double glazed door to

Entrance Hall

Coving to ceiling, radiator, tiled flooring, stairs to first floor.

Living Dining Room

21' 4" x 13' 5" (6.50m x 4.09m)

A double aspect room with double glazed window to front, UPVC double glazed French doors to garden, coving to ceiling, central feature fireplace with inset gas coal effect fire, two radiators, laminate flooring.

Kitchen

10' 2" x 8' 7" (3.10m x 2.62m including bulk head)

Double glazed window to front, recessed downlighters, coving to ceiling, fitted in a range of base and wall mounted units, under unit lighting, complementary work surfaces, drawer units, integrated fridge, integrated dishwasher, electric oven and hob with cooker hood over, understairs shelved storage cupboard, tiled flooring, radiator.

Inner Hall

UPVC double glazed door to front, double glazed window to side, UPVC double glazed French doors to side, coving to ceiling, two electric panel heaters, tiled flooring.

Family Room/Bedroom 4

12' 6" x 11' 10" (3.81m x 3.61m)

Double glazed window to side, recessed downlighters, coving to ceiling, wall mounted convector heater,

Cloakroom

Coving to ceiling, fitted in a two piece suite comprising low level WC, wash hand basin, tiled surrounds to half height, tiled flooring.

Utility Room

10' 6" x 7' 10" (3.20m x 2.39m)

Double glazed window to side, fitted in a range of base and wall mounted units with complementary work surfaces over, drawer units, tiled surrounds, stainless steel sink and drainer, space and plumbing for washing machine, laminate flooring, door to garage.

First Floor Landing

Double glazed window to side, coving to ceiling, access to loft space with loft ladder, lighting and housing central heating boiler, storage cupboard.

Bedroom 1

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed window to rear aspect, coving to ceiling, radiator, laminate flooring.

Bedroom 2

11' 10" x 10' 2" (3.61m x 3.10m)

Double glazed window to front, coving to ceiling, radiator, laminate flooring.

Bedroom 3

9' 2" x 7' 3" (2.79m x 2.21m)

Double glazed window to front, coving to ceiling, radiator, laminate flooring.

Family Bathroom

A double aspect room with double glazed windows to side and rear aspects, recessed downlighters, re-fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath, separate shower cubicle with shower unit, fully tiled surrounds, radiator, tiled flooring.

Outside

The front garden is landscaped with low maintenance in mind with slate beds, hedging and planted borders and outside lighting.

There is off road parking for two cars leading to the **Single Garage** with up and over door, power and light connected. The rear garden is fully fence and wall enclosed with patio area, raised planter and stocked beds, decking with pergola over, trellising, stone beds, outside tap, outside light.

Tenure

Freehold

Council Tax Band - C

