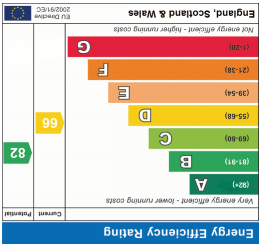
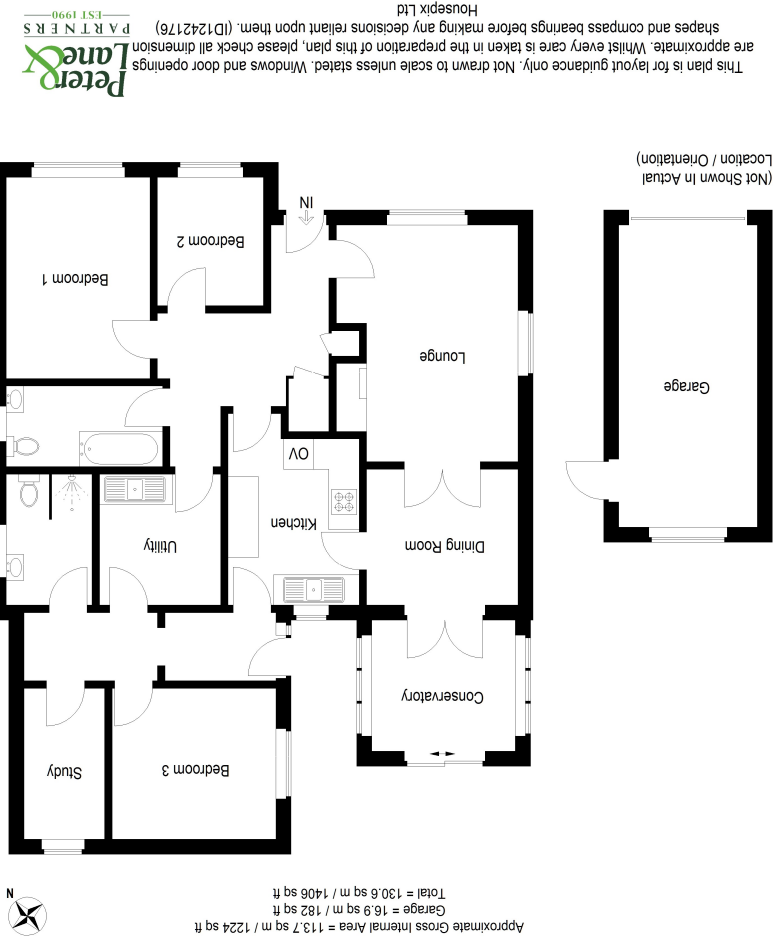


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



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

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



- Nicely Positioned Individual Detached Bungalow
- Family Bathroom And Shower Room
- Single Garage And Two Car Driveway
- Huge Scope For Improvement

- Three/Four Bedrooms
- Extended Accommodation
- Desirable Bungalow Development
- Private Rear Garden



Integral Storm Canopy Over

UPVC double glazed panel door to

Reception Hall

Single panel radiator, cloaks cupboard with hanging and storage, airing cupboard housing hot water cylinder and shelving, access to loft space with ladder.

Bedroom 2

13' 3" x 9' 6" (4.04m x 2.90m)

UPVC window to front aspect, radiator.

Bedroom 3

9' 10" x 7' 1" (3.00m x 2.16m)

UPVC window to front aspect, radiator.



Family Bathroom

10' 8" x 5' 3" (3.25m x 1.60m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, panel bath, UPVC window to side aspect, radiator.

Utility Room

8' 10" x 7' 10" (2.69m x 2.39m)

Appliance spaces, base mounted units with stainless steel sink unit and directional mixer tap, thermoplastic flooring, glazed internal door and internal panel to inner hall.



Rear Entrance Hall

8' 2" x 4' 9" (2.49m x 1.45m)

UPVC window and door to garden aspect, appliance spaces, base mounted cupboard storage.

Bedroom 1

11' 1" x 10' 8" (3.38m x 3.25m)

UPVC window to rear aspect, radiator.

Bedroom 4/Study

10' 10" x 5' 4" (3.30m x 1.63m)

UPVC window to rear aspect, thermoplastic flooring, radiator.



Shower Room

8' 6" x 5' 8" (2.59m x 1.73m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, shower enclosure with independent shower unit fitted over, UPVC window to side aspect, thermoplastic flooring, shaver light point.

Kitchen

12' 9" x 8' 8" (3.89m x 2.64m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, double drainer stainless steel sink unit with mixer tap, ceramic tiled flooring, UPVC window to rear aspect, corner shelf display unit, integral double electric oven and gas hob with bridging unit and extractor fitted above, wall mounted gas fired central heating boiler serving hot water system and radiators.

Dining Room

9' 10" x 9' 0" (3.00m x 2.74m)

Internal French doors to **Conservatory**, radiator, internal glazed doors to

Sitting Room

16' 5" x 12' 2" (5.00m x 3.71m)

A light double aspect room with double glazed windows to front and side aspects, double panel radiator, TV point, telephone point, central fireplace with inset gas fire and moulded timber surround, display cabinets, coving to ceiling.

Conservatory

9' 11" x 8' 4" (3.02m x 2.54m)

Of double glazed construction, sliding double glazed patio doors to garden terrace.

Outside

The property stands on a pleasant corner plot with an extensive lawned frontage edged with well stocked flower beds. There is a brick paviour driveway giving provision for two vehicles accessing the single garage. The rear garden is nicely arranged and well stocked with areas of lawn, a central dividing pathway and extensive paved areas of terracing, a lean to greenhouse and outside lighting. The garden is enclosed by a combination of panel fencing offering a good degree of privacy. There is a **Single Garage** with up and over door, power, lighting and double glazed window to garden aspect.

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

