

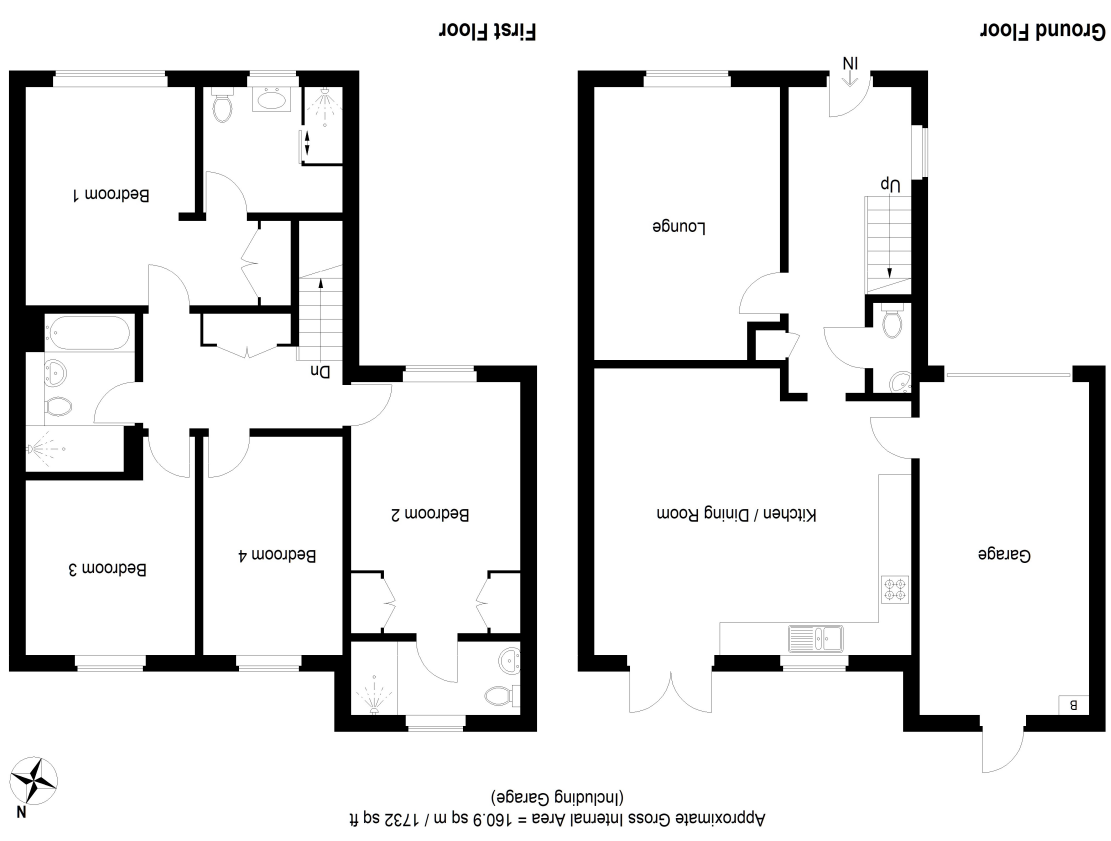
**Huntingdon branch: 01480 414800**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day

**Huntingdon** 60 High Street, St Neots, Huntingdon, Cambs, PE26 1AA  
 Tel: 01480 414800

**St Neots** 32 Market Square, St Neots, Huntingdon, Cambs, PE26 1AA  
 Tel: 01480 406400

**Kimbolton** 24 High Street, Kimbolton, Huntingdon, Cambs, PE26 1AA  
 Tel: 01480 860400

**Mayfair Office** Cashel House, 15 Thayer St, London, W1T 2HS  
 Tel: 0870 112 7099



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1016694)



- Deceptively Large Detached Home
- Impressive 19' x 15' Kitchen/Dining Room
- 20' Garaging
- Close To Parkland
- Two En Suites
- Enclosed Rear Garden
- Desirable Estate Location
- No Forward Chain



**Porthole Panel Door To**

**Entrance Hall**

19' 7" x 7' 3" (5.97m x 2.21m)

Stairs to first floor, double panel radiator, understairs recess.

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, double panel radiator, extractor, cloaks cupboard with lighting.

**Sitting Room**

16' 7" x 11' 4" (5.05m x 3.45m)

UPVC window to front aspect, two double panel radiators, TV point, telephone point.



**Kitchen/Dining Room**

19' 0" x 15' 1" (5.79m x 4.60m)

A light open plan contemporary space with UPVC French doors to garden terrace and UPVC window to rear, fitted in a range of contemporary light grey Shaker style base and wall mounted units with work surfaces and up-stands, integral double electric oven and gas hob with suspended extractor unit fitted above, a selection of integrated appliances incorporating automatic washing machine, fridge freezer and automatic dishwasher, double panel radiator, internal door to



**Garage**

20' 1" x 10' 0" (6.12m x 3.05m)

Up and over door, power, lighting, wall mounted gas fired central heating boiler, UPVC composite door to garden aspect.

**First Floor Landing**

Double panel radiator, access to insulated loft space, double airing cupboard housing pressurised hot water system and shelving.

**Bedroom 1**

13' 7" x 13' 7" (4.14m x 4.14m)

UPVC window to front aspect, double panel radiator, wardrobe range incorporating large double wardrobe with hanging and shelving, inner access to



**En Suite Shower Room**

8' 9" x 7' 9" (2.67m x 2.36m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, extractor, UPVC window to side aspect, double panel radiator.

**Bedroom 2**

15' 1" x 9' 9" (4.60m x 2.97m)

UPVC window to front aspect, double panel radiator, wardrobe range incorporating two doubles with hanging and shelving, inner access to

**Guest En Suite Shower Room**

8' 10" x 4' 7" (3.12m x 1.40m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, double panel radiator, oversized screened shower enclosure with independent shower unit fitted over, extensive tiling, recessed lighting, extractor, UPVC window to garden aspect to the rear.

**Bedroom 3**

13' 1" x 10' 6" (3.99m x 3.20m)

UPVC window to rear aspect, double panel radiator.

**Bedroom 4**

13' 1" x 8' 5" (3.99m x 2.57m)

Double panel radiator, UPVC window to rear aspect.

**Family Bathroom**

10' 6" x 6' 6" (3.20m x 1.98m)

Fitted in a four piece white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, chrome heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, extractor.

**Outside**

There is an extensive brick paviour driveway giving provision for two vehicles accessing the **Garage** as described. Heavily stocked shrub beds to the front and the property fronts a pleasant area of green close to a children's play park. The rear garden measures approximately 36' 9" x 32' 10" (11.20m x 10.01m) with a small paved terrace, outside tap and lighting, primarily lawned and enclosed by panel fencing with gated access to the front

**Agents Note**

The property is subject to a Service Charge Of £207.15 to First Port

**Tenure**

Freehold

Council Tax Band - E

