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Huntingdon
Tel : 01480 414800

St Neots
32 Market Square
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Kimbolton
24 High Street
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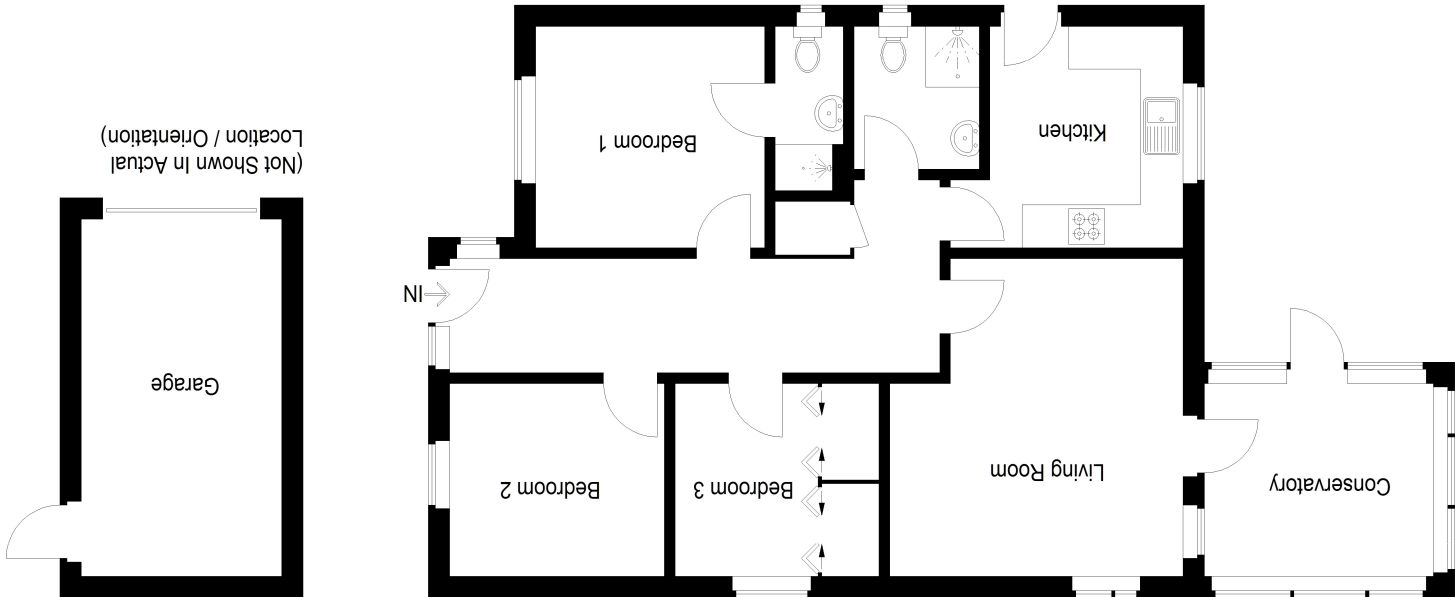
Mayfair Office
Cashel House
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Huntingdon Office: 01480 414800
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1209930)

Housepix Ltd

Peter Lane & Partners
ESTD 1990



(Not Shown In Actual
Location / Orientation)



Approximate Gross Internal Area
85.0 sq m / 915 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 99.4 sq m / 1070 sq ft



- Individual Detached Bungalow
- Wet Room Shower
- No Chain And Immediate Vacant Possession
- Fifteen Minutes Walk To Train Station
- Three Bedrooms With En Suite To Principal Bedroom
- Landscaped Gardens And Garaging
- Five Minutes Walk to Town Centre



UPVC Double Glazed Panel Door To

Reception Hall

20' 6" x 4' 9" (6.25m x 1.45m)
Radiator with display sill, access to loft space, coving to ceiling, central heating thermostat, shelved storage cupboard, inner door to

Bedroom 1

10' 8" x 10' 2" (3.25m x 3.10m)
UPVC window to front aspect, single panel radiator, TV point, side. independent air conditioning unit, coving to ceiling.



En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, Wall mounted wash hand basin, screened shower enclosure with independent multi head shower fitted over, LVT flooring, UPVC window to side aspect, extractor, full ceramic tiling, coving to ceiling.

Bedroom 2

9' 8" x 8' 10" (2.95m x 2.69m)
UPVC window to front aspect, single panel radiator, coving to ceiling.



Bedroom 3

8' 9" x 6' 6" (2.67m x 1.98m)
UPVC window to side aspect, radiator, extensive wardrobe range incorporating two double units, coving to ceiling.

Sitting Room

14' 0" x 13' 4" (4.27m x 4.06m)
Double panel radiator, TV point, telephone point, UPVC window to side aspect, independent air conditioning unit, coving to ceiling, internal UPVC French doors access

Conservatory/Garden Room

10' 8" x 10' 2" (3.25m x 3.10m)
Glazed door to garden terrace, of UPVC double glazed construction, double poly carbonate roofing, independent air conditioning unit, currently carpeted over ceramic tiled flooring.



Wet Room

6' 10" x 4' 8" (2.08m x 1.42m)
Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, floor draining independent shower unit, chrome heated towel rail, extractor, coving to ceiling, UPVC window to side aspect, non-slip vinyl floor covering.



Kitchen

10' 10" x 9' 10" (3.30m x 3.00m)
Fitted in a range of base and wall mounted units with work surfaces and tiling, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, single drainer stainless steel sink unit with directional mixer tap, electric and gas cooker points with suspended extractor fitted above, vinyl floor covering, radiator,coving to ceiling, UPVC window to garden aspect and UPVC door to

Outside

The gardens are neatly arranged and planned with low maintenance in mind with an extensive brick paviour frontage giving provision for two vehicles sub-divided with double timber gates to a further driveway sufficient for one to two large vehicles, outside lighting and an extensive paved terrace extending to the rear with an area of Astro turf, planned and landscaped with low maintenance in mind, outside tap, lighting, a good sized timber shed, a stocked selection of ornamental shrubs and flower borders, enclosed by panel fencing and mature screening offering a good degree of privacy. There is a **Detached Single Garage** with single up and over door, power, lighting and private door to the side.

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 - D