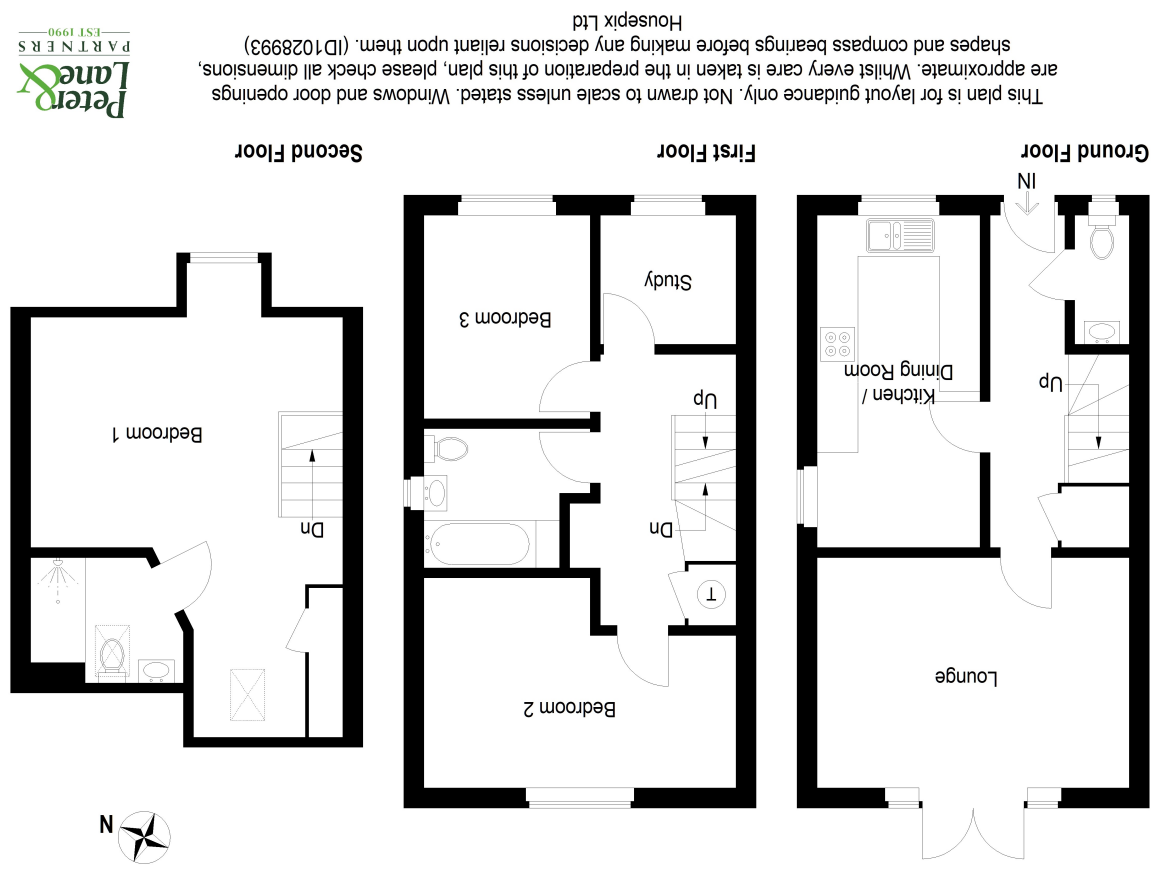
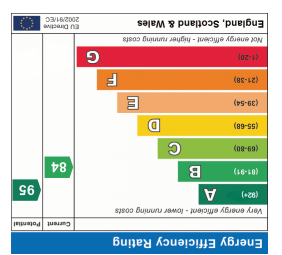


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



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

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



Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft

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. (ID1028993)



- Built By Kier Homes
- Three Bedrooms
- Kitchen/Dining Room With Integrated Appliances
- Driveway Parking
- Overlooking Pleasant Green Area
- Convenient Access To Cambridge

- End Terrace Town House
- En Suite And Family Bathroom
- Living Room
- Enclosed Landscaped Garden
- Extremely Popular Village



Composite Double Glazed Door To

Entrance Hall

Central heating thermostat, radiator, understairs cupboard, stairs to first floor.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, complementing tiling, radiator, tiled flooring.

Living Room

15' 9" x 11' 0" (4.80m x 3.35m)

Two double glazed windows to rear and double glazed French doors to rear, two radiators, laminate flooring.



Kitchen/Dining Room

16' 4" x 7' 9" (4.98m x 2.36m)

A double aspect room with double glazed windows to front and side aspects, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and up-stands, tiled surrounds, five burner hob with back plate and extractor hood over, integrated appliances incorporating oven and grill, dishwasher, washing machine, fridge, freezer, stainless steel single drainer one and a half bowl sink unit, radiator, tiled flooring, recessed down lighters.



First Floor Landing

Storage cupboard with double doors, shelving and hanging, airing cupboard housing hot water cylinder, door to **Study Area** measuring 6' 7" x 6' 1" (2.01m x 1.85m), with double glazed window to front aspect, radiator, stairs to second floor.

Bedroom 2

15' 11" x 10' 2" (4.85m x 3.10m)

Double glazed window to rear aspect, radiator.



Bedroom 3

9' 6" x 8' 5" (2.90m x 2.57m)

Double glazed window to front aspect, radiator.

Family Bathroom

7' 0" x 6' 3" (2.13m x 1.91m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer shower attachment over, complementing tiling, chrome heated towel rail.

Second Floor Landing

Access to

Principal Bedroom

20' 3" maximum x 11' 5" (6.17m x 3.48m)

Double glazed window to front aspect, sky light window to rear with fitted blind, access to loft space, two radiators, eaves storage cupboard, built in wardrobe with hanging and shelving, bulkhead/storage space above the stairwell, central heating thermostat.

En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with drench style shower head and additional hand held attachment, complementing tiling, chrome heated towel rail, shaver point, recessed down lighters, skylight window to rear aspect.

Outside

The front garden is open plan with courtesy light and pathway to entrance door. The rear garden has a patio seating area, outside lighting and tap, raised sleeper beds, laid to Astro turf, storage shed and rear gated access to the driveway providing off road parking for two vehicles. The rear garden is enclosed by brick walling and panel fencing

Tenure

Freehold

Service Charge - £151.68 bi-annually

Council Tax Band - D

