

Huntingdon	St Neots	Kimbolton	Mayfair Office
50 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
01480 480400	01480 406400	01480 606400	0870 1127099
Telex: 01480 480400	Telex: 01480 406400	Telex: 01480 606400	Telex: 0870 1127099

Huntingdon Office: 01480 414800

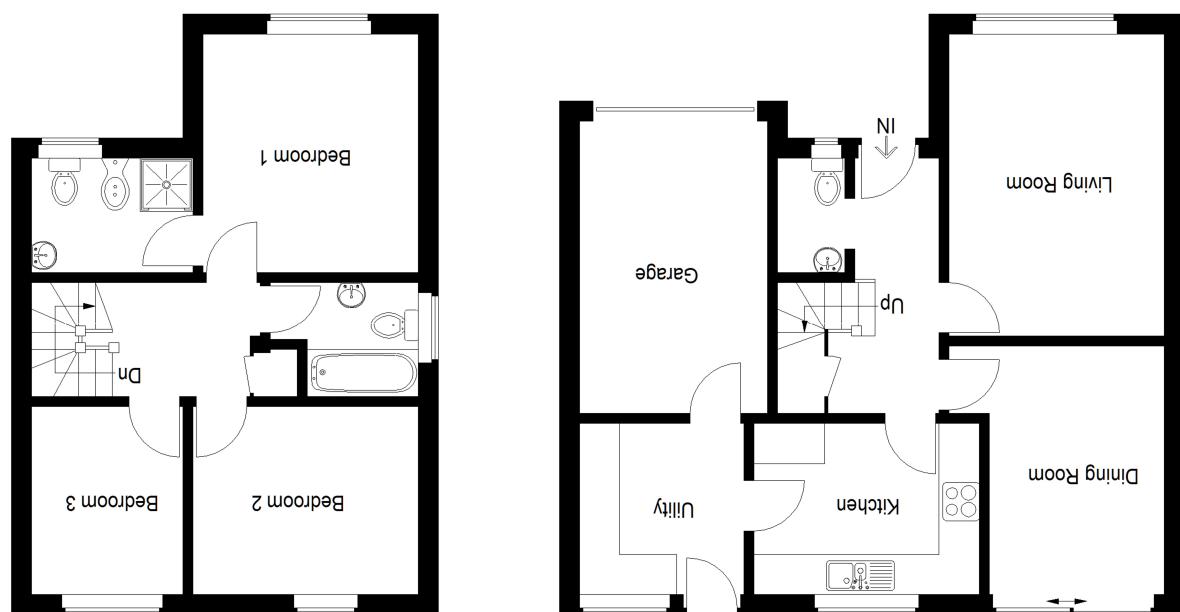
Energy Efficiency Rating				
Score Points				
A	B	C	D	E
(91-100)	(61-90)	(41-60)	(11-40)	(1-10)
5	4	3	2	1
1	2	3	4	5
A	B	C	D	E

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 relating upon them. (D926421)

Peter Lane
PARTNERS
EST 1990

First Floor

Ground Floor



Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft (Excluding Garage)

Sparrowhawk Way, Hartford, Huntingdon, PE29 1XE



- Detached Family Home
- Utility Room And Cloakroom
- Integral Garage And Off Road Parking
- Conveniently Positioned For Transport Links

- Three Bedrooms
- Living Room And Dining Room
- Sought After Birds Development
- No Forward Chain



Composite Double Glazed Door To

Entrance Hall

Double glazed window to front aspect, coving to ceiling, stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom

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

Living Room

14' 9" x 10' 6" (4.50m x 3.20m)

Double glazed window to front aspect, coving to ceiling, radiator, central feature tiled fire place.

Dining Room

12' 2" x 8' 6" (3.71m x 2.59m)

Double glazed sliding patio doors to rear aspect, coving to ceiling, radiator, dado rail.

Kitchen

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units, complementing work surfaces and tiled surrounds, stainless steel one and a half bowl single drainer sink unit, integrated electric oven and hob with cooker hood over, space and plumbing for dishwasher, radiator, tiled flooring.

Utility Room

8' 0" x 6' 7" (2.44m x 2.01m)

Double glazed window to rear and UPVC double glazed door to rear, base unit with complementing work surface, stainless steel single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

First Floor Landing

Access to partially boarded loft space, with lighting.

Bedroom 1

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to front aspect, radiator, coving to ceiling.



En Suite Shower Room

Double glazed window to front, fitted in a four piece suite comprising low level WC, wash hand basin, bidet, shower cubicle with independent shower unit fitted over, complementing tiling, radiator, tiled flooring.

Bedroom 2

10' 9" x 9' 2" (3.28m x 2.79m)

Double glazed window to rear aspect, radiator.

Bedroom 3

9' 2" x 8' 3" (2.79m x 2.51m)

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

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, radiator.

Outside

To the front of the property is a block paved drive way providing off road parking provision for two vehicles leading to the **Single Garage** with up and over door, power and lighting. To the rear is an established enclosed garden laid to lawn with patio area.

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

