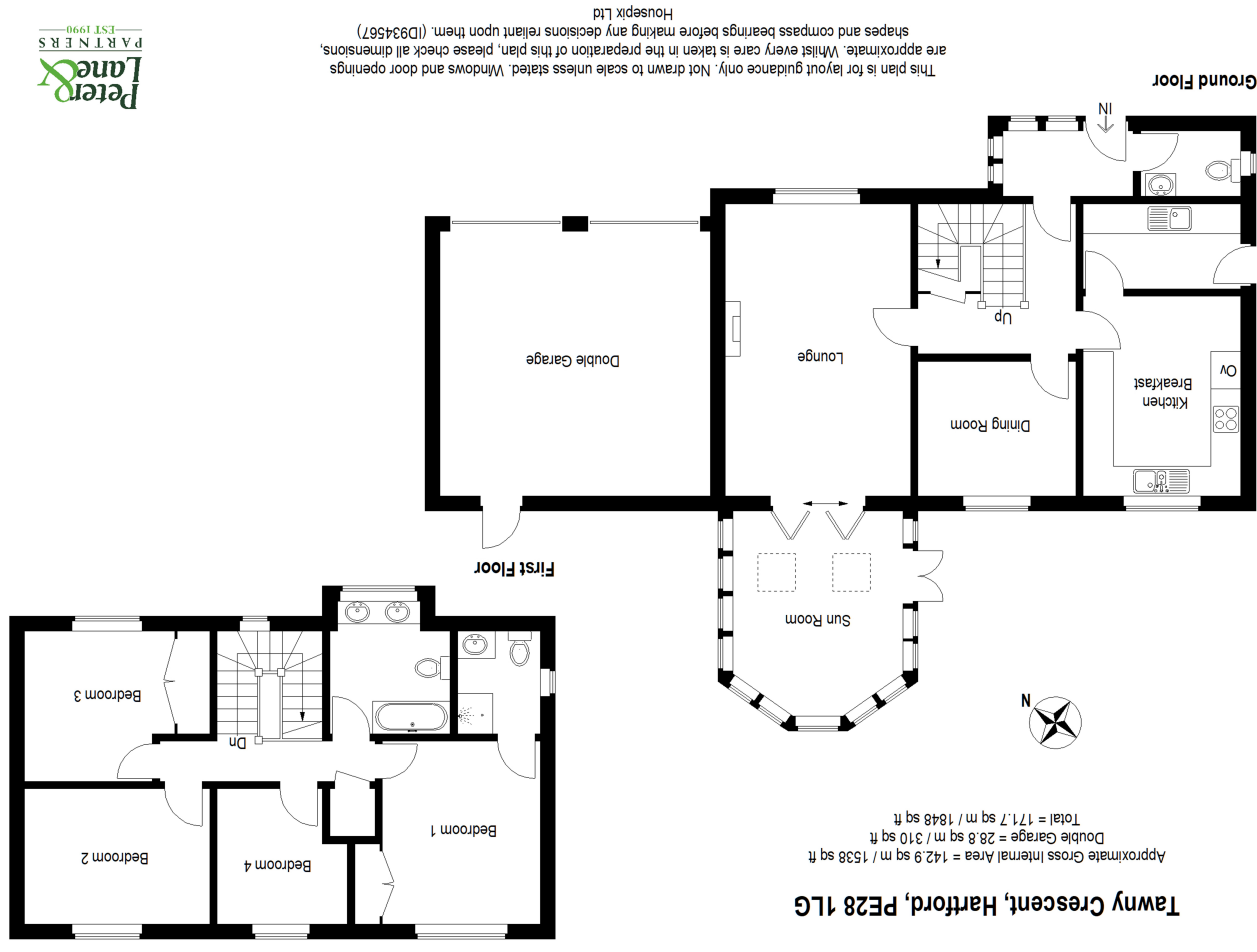


**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

<b>Huntingdon</b>	<b>St Neots</b>	<b>Kimbolton</b>	<b>Mayfair Office</b>
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099



- Well Appointed Detached Family Residence
- Sitting Room And Dining Room
- Kitchen/Breakfast Room And Utility Room
- Double Garaging And Driveway
- Four Bedrooms
- Impressive Garden Room
- Large Mature Gardens
- Desirable Estate Location



**Panel Door To**

**Entrance Porch**

8' 6" x 4' 3" (2.59m x 1.30m)  
 Sealed unit windows to front and side aspects, Karndean flooring, door to

**Cloakroom**

Re-fitted in a two piece suite comprising low level WC, vanity wash hand basin and tiling, sealed unit window to side aspect, radiator, access to loft space, Karndean flooring.

**Reception Hall**

10' 2" x 8' 10" (3.10m x 2.69m)  
 Stairs to first floor, under stairs storage cupboard, radiator, coving to ceiling, Karndean flooring.

**Kitchen/Breakfast Room**

12' 10" x 9' 10" (3.91m x 3.00m)  
 Fitted in a modern range of base, drawer and wall mounted cabinets with complementing work surfaces and tiling, carousel units, single drainer one and a half bowl resin sink unit with mixer tap, integrated electric oven and hob with suspended extractor fitted above, integrated fridge freezer and dishwasher, sealed unit window to rear aspect, radiator, tiled flooring.

**Utility Room**

9' 10" x 4' 11" (3.00m x 1.50m)  
 Fitted in a range of units with work surfaces and tiling, wall mounted gas fired central heating boiler serving hot water system and radiators fitted January 2023 with a 10 year warranty, single drainer sink unit with mixer tap, glazed door to side aspect, ceramic tiled flooring.

**Sitting Room**

19' 4" x 12' 2" (5.89m x 3.71m)  
 Sealed unit window to front aspect, TV point, telephone point, central fireplace with moulded surround and inset gas fire, bi-folding doors to **Garden Room**, coving to ceiling, Karndean Flooring.

**Garden Room**

14' 1" x 12' 6" (4.29m x 3.81m)  
 Double glazed windows over looking garden, two Velux windows, vaulted ceiling, radiator, double glazed French doors to patio, Karndean flooring.

**Dining Room**

10' 2" x 9' 2" (3.10m x 2.79m)  
 Sealed unit window to rear aspect, radiator, coving to ceiling, Karndean flooring.

**First Floor Landing**

Access to insulated loft space with pull down ladder, radiator, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**

11' 10" x 10' 2" (3.61m x 3.10m)  
 Sealed unit window to rear aspect, wardrobe with hanging and shelving, ceiling fan, radiator, coving to ceiling.

**En Suite Shower Room**

6' 3" x 5' 3" (1.91m x 1.60m)  
 Re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, screened shower enclosure with independent shower unit fitted over, sealed unit window to side aspect, heated towel rail.

**Bedroom 2**

12' 2" x 8' 6" (3.71m x 2.59m)  
 Sealed unit window to rear aspect, radiator, coving to ceiling.

**Bedroom 3**

9' 10" x 9' 6" (3.00m x 2.90m)  
 Sealed unit window to front aspect, wardrobe with hanging and shelving, radiator, coving to ceiling.

**Bedroom 4**

8' 6" x 8' 6" (2.59m x 2.59m)  
 Sealed unit window to rear aspect, radiator.

**Family Bathroom**

9' 2" x 8' 2" (2.79m x 2.49m)  
 Fitted in a four piece suite comprising low level WC, His and Hers vanity wash hand basins, panel bath with independent shower unit fitted over, sealed unit window to side aspect, heated towel rail, recessed down lighters.

**Outsdie**

The property stands in established front and rear gardens with the overall plot size understood to be the largest on Tawny Crescent. The frontage is stocked with a large selection of flowering beds and shrub borders with outside lighting and tap to the side. There is a **Double Garage** measuring 17' 9" x 17' 5" (5.41m x 5.31m) with twin up and over doors, one electric with power, lighting and private door to the rear. Parking is for three to four vehicles accessing the **Double Garage** as described. The rear garden measures approximately 55' 0" x 52' 0" (16.76m x 15.85m) with a large stocked variety of fruit trees including Pear, Plum, Apple and Cherry, there is an area of lawn, outside tap and lighting, a mature Mulberry tree and the garden is enclosed by mixed boundaries.

**Tenure**

Freehold  
 Council Tax Band - F

