

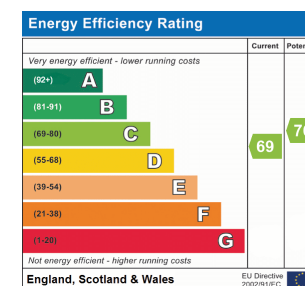


Falstaff Way, Hartford PE29 1SY

Offers Invited £265,000



- Generous Link Detached Family Home
- Three/Four Bedrooms
- 22' Kitchen/Dining Room
- Downstairs Cloakroom
- Versatile Accommodation With Huge Scope For Improvement
- Private Gated Driveway And Single Garaging
- Ideal First Time Buy Or Buy To Let Opportunity
- No Forward Chain And Immediate Vacant Possession



**Peter Lane**  
PARTNERS  
— EST 1990 —

**Huntingdon**  
60 High Street  
Huntingdon  
01480 414800

**Kimbolton**  
24 High Street  
Kimbolton  
01480 860400

**St Neots**  
32 Market Square  
St. Neots  
01480 406400

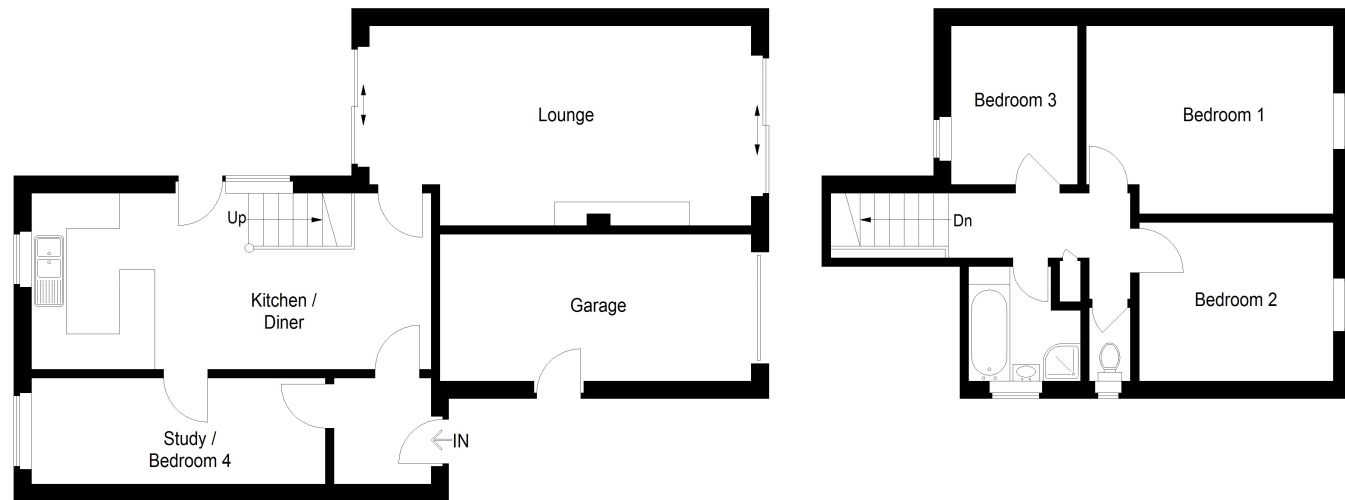
**Mayfair Office**  
Cashel House  
15 Thayer St, London  
0870 1127099

**Huntingdon 01480 414800**

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 111.0 sq m / 1194 sq ft



Ground Floor

First Floor

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. (ID1281896)  
Housepix Ltd



## UPVC Double Glazed Door To

### Entrance Hall

Vinyl floor covering, coats hanging area, inner door to

### Cloakroom

Fitted with low level WC, vinyl floor covering, UPVC window.

### Bedroom 4/Study

16' 1" x 5' 10" (4.90m x 1.78m)

UPVC window to front aspect, double panel radiator, vinyl floor covering, part vaulted ceiling line, picture rail.

### Kitchen/Dining Room

22' 0" x 11' 3" (6.71m x 3.43m)

A light double aspect room with UPVC window to front aspect and UPVC door and two windows to side aspect, stairs to first floor landing, re-fitted in a range of base and wall mounted units with work surfaces, central peninsular unit, single drainer resin sink unit with directional mixer tap, appliance spaces, part vaulted ceiling line with panel work, double panel radiator, ceramic tiled flooring.

### Sitting Room

22' 3" x 9' 3" (6.78m x 2.82m)

A double aspect room with sliding double glazed patio doors to front and UPVC sliding doors to garden terrace, central brickwork fireplace with inset electric fire, coving to ceiling, single panel radiator.

### First Floor Landing

Access to loft space.

### Bedroom 1

13' 5" x 10' 5" (4.09m x 3.17m)

UPVC window to front aspect, radiator

### Bedroom 2

10' 8" x 8' 11" (3.25m x 2.72m)

UPVC window to front aspect, radiator.

### Bedroom 3

8' 11" x 7' 7" (2.72m x 2.31m)

UPVC window to rear aspect, radiator.

## Family Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

Fitted in a three piece white suite comprising vanity wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, laminate flooring, panel bath with hand mixer shower, double glazed window, airing cupboard housing hot water cylinder and shelving.

### Separate WC

Fitted with low level WC, extensive tiling, UPVC window to rear aspect.

### Outside

The property fronts a pleasant area of green space stocked with a selection of mature trees. The front garden is lawned with a selection of ornamental shrubs, stocked rockery and seating area/terrace. To the rear double wrought iron gates lead to an off road parking space for one large vehicle enclosed by a combination of panel fencing, an area of paving .**Integral single Garage** measuring 17' 10" x 8' 5" (5.44m x 2.57m) with up and over door, power, lighting, glazed door to side and housing gas fired central heating boiler serving hot water system and radiators.

### 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 - C



Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

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 therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.