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- Stunning "Morris Homes" Show Home
- Beautifully Appointed Kitchen/Family Room
- Part Exchange Considered
- Double Garaging
- Includes Approximately £40,000 Of Upgrades And Extras
- Villeroy & Boch Sanitary Ware
- Professionally Landscaped Garden
- No Forward Chain



**Composite Panel Door To**

**Reception Hall**

16' 9" x 7' 3" (5.11m x 2.21m)

Stairs to first floor, under stairs recess, coving to ceiling, contemporary ceramic floor tiles.

**Dining Room**

11' 10" x 9' 6" (3.61m x 2.90m)

A light double aspect room with UPVC sash picture windows to front and side aspects, coving to ceiling.

**Sitting Room**

18' 4" x 12' 6" (5.59m x 3.81m)

A light double aspect room with UPVC sash picture windows to front and side aspects, TV point, telephone point, central under lit feature natural stone fire place with inset Living Flame coal effect gas fire, glazed double doors to **Family Room**, coving to ceiling.

**Cloakroom**

5' 11" x 4' 9" (1.80m x 1.45m)

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, chrome heated towel rail, ceramic tiled flooring.

**Kitchen/Breakfast/Family Room**

28' 10" x 18' 9" (8.79m x 5.71m)

This extensive Kitchen/Breakfast/Family room is fitted with a contemporary range of handleless wall and base cabinets and a complementing natural stone work surface. Neff appliances fitted throughout including Double Oven , fridge freezer, washing machine, dishwasher and to complete this well appointed kitchen is a centralised work station with induction hob and suspended extractor hood provides the budding chef a perfect work space to create and entertain.

**Family Room**

11' 6" x 10' 6" (3.51m x 3.20m)

UPVC bi-fold doors accessing garden terrace to the rear, reinforced glazed roofing, a light contemporary space open plan to the **Kitchen**.

**Utility Room**

9' 10" x 6' 3" (3.00m x 1.91m)

UPVC sash picture window to side aspect, fitted in a handleless range of Freehold contemporary cabinets, inset sink unit with mono bloc mixer tap with Council Tax Band - TBC natural stone work surfaces and up-stands, concealed gas fired central heating boiler serving hot water system and radiators, extractor, ceramic tiled flooring.

**First Floor Galleried Landing**

Access to loft space, UPVC sash picture window to front aspect, airing cupboard housing pressurised hot water system.

**Principal Bedroom,**

17' 1" x 13' 9" (5.21m x 4.19m)

A light double aspect room with UPVC sash picture windows to side and rear aspects, high cathedral ceiling extending to 3.79 metres, a selection of Hammonds wardrobe range with hanging and shelving, inner access to

**En Suite Shower Room**

7' 10" x 3' 7" (2.39m x 1.09m)

Fitted in a three piece contemporary white suite comprising low level WC, wash hand basin with mixer tap, over sized screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling, chrome heated towel rail, ceramic tiled flooring..

**Guest Room**

11' 10" x 10' 10" (3.61m x 3.30m)

A double aspect room with UPVC sash picture windows to front and side aspects, contemporary Hammonds wardrobe range, Jack and Jill door accesses

**Bedroom 3**

12' 10" x 8' 10" (3.91m x 2.69m)

UPVC sash picture window to front aspect.

**Bedroom 4**

12' 6" x 8' 10" (3.81m x 2.69m)

UPVC sash picture window to rear aspect.

**Family Bathroom**

9' 10" x 6' 3" (3.00m x 1.91m)

Access from Guest Room and Landing, fitted in a selection of Villeroy & Boch sanitary ware comprising low level WC, suspended vanity wash hand basin with mixer tap, panel bath with mixer tap, over sized screened shower enclosure with independent shower unit fitted over, recessed lighting, ceramic tiled flooring.

**Outside**

There is an extensive drive way accessing the **Double Garage** with twin up and over doors, power, lighting and private door to the rear. The gardens are landscaped in show house form, lawned and stocked with ornamental shrubs enclosed by a combination of panel fencing.

**Tenure**

Freehold  
Council Tax Band - TBC

