



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

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

- Exceptional Detached Family Home
- Kitchen And Utility Room
- Garage and Off Road Parking
- Rarely Available Position
- Four Bedrooms
- Conservatory
- Cul De Sac Location
- Walking Distance Of Amenities



Panel Door With Double Glazed Inserts To

Entrance Porch

Cloaks cupboard, radiator, wood flooring, door to

Living Room

14' 1" x 12' 10" (4.29m x 3.91m)

Double glazed window to front, radiator, wood flooring, stairs to first floor, opening to

Dining Room

10' 2" x 8' 10" (3.10m x 2.69m)

Wood flooring, wall mounted central heating thermostat, French doors to

Conservatory

12' 8" x 11' 8" (3.86m x 3.56m) maximum

Double glazed French doors to side and rear aspects, double glazed windows, poly carbonate roofing, tiled flooring, radiator.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to rear, fitted in a range of base, drawer and wall mounted units with complementing granite work surfaces and up-standers, stainless steel sink with mixer tap, a range of integrated appliances incorporating slim line dishwasher, fridge freezer, electric oven and hob with cooker hood over, recessed down lighters, tiled flooring.

Utility Room

Double glazed window to side aspect and double glazed door to rear, fitted in a range of base and wall mounted units with complementing granite work surface and up-standers, stainless steel sink with mixer tap over, recessed down lighters, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, heated towel rail, tiled flooring, extractor fan.

First Floor Landing

Light tunnel, linen storage cupboard, access to boarded loft space with ladder, power, lighting and housing central heating boiler and hot water cylinder.

Bedroom 1

10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed window to front aspect, radiator, double built in wardrobe with hanging and shelving,

En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle, complementing tiling, heated towel rail, extractor fan, tiled flooring.

Bedroom 2

14' 1" x 8' 6" (4.29m x 2.59m)

Double glazed window to front aspect, radiator, laminate flooring.

Bedroom 3

10' 2" x 7' 3" (3.10m x 2.21m)

Double glazed window to rear aspect, radiator.

Bedroom 4

8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, heated towel rail, extractor fan, tiled flooring.

Outside

The front garden is laid to lawn with shrubs and side gated access leading to the rear garden. There is a gravel drive way providing off road parking for two vehicles leading to the **Single Garage** measuring 15' 8" x 8' 2" (4.78m x 2.49m) with up and over door, power, lighting and personal door to side. The rear garden is a fantastic feature of the property and backs on to fields with patio area, laid to lawn with mature trees, shrub borders, timber decked area and the garden provides a high degree of privacy.

Tenure

Freehold

Council Tax Band - D

