

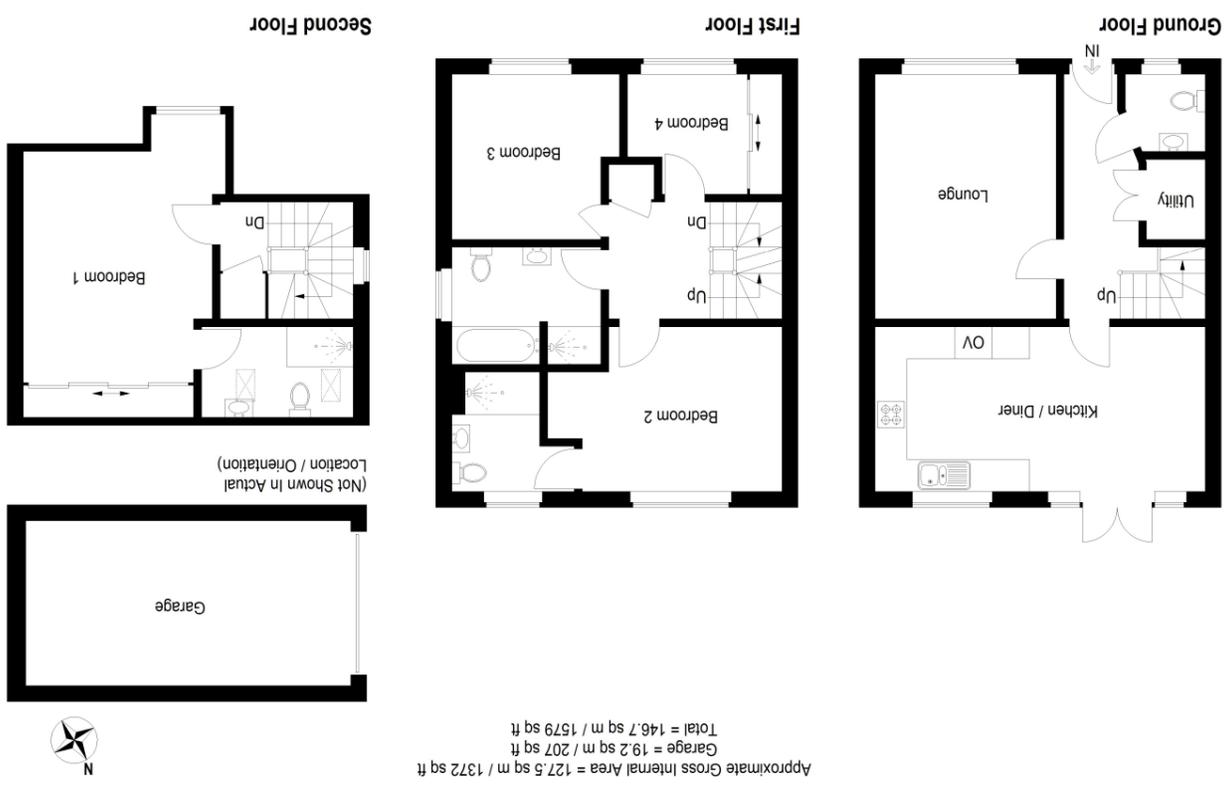
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1286541)

Housepix Ltd



- ##Guide Price £450,000 - £460,000##
- Beautifully Presented Throughout
- Two En Suite Shower Rooms And Family Bathroom
- Cloakroom And Utility Cupboard
- Garage And Off Road Parking
- Excellent Road And Rail Links

- JS Bloor Built Three Storey Detached Family Home
- Four Generous Sized Bedrooms
- Spacious Living Room And Kitchen/Dining Room With Integrated Appliances
- Landscaped Enclosed Rear Garden
- Walking Distance Of Village Amenities



Storm Canopy Over

Panel door with glazed inserts to

Entrance Hall

Radiator, stairs to first floor, tiled flooring, double doors to

Utilities Cupboard

Space and plumbing for washing machine, space for tumble dryer.

Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, tiled splash back, extractor fan, tiled flooring.

Living Room

15' 2" x 10' 8" (4.62m x 3.25m)

A light spacious room with double glazed window to front aspect, radiator.

Kitchen/Dining Room

20' 4" x 10' 3" (6.20m x 3.12m)

Double glazed window to rear aspect, recessed downlighters, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, single drainer sink unit with mixer tap, a range of integrated appliances incorporating electric oven and hob with cooker hood over, fridge freezer, dishwasher, radiator, double glazed French doors with side panels to rear aspect, tiled flooring.

First Floor Landing

Built in storage cupboard, stairs to second floor.

Bedroom 2

14' 8" x 10' 4" (4.47m x 3.15m)

Double glazed window to rear aspect, radiator.

En Suite Shower Room

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with shower unit over, complementing tiling, recessed downlighters, extractor fan, radiator.

Bedroom 3

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed window to front aspect, radiator.

Bedroom 4

11' 0" x 7' 6" (3.35m x 2.29m)

Double glazed window to front aspect, fitted wardrobe range with sliding mirrored doors, radiator.

Family Bathroom

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

Second Floor Landing

Double glazed window to side aspect, built in cupboard with hanging rail.

Principal Bedroom

13' 3" x 12' 1" (4.04m x 3.68m)

Double glazed window to front aspect, fitted wardrobe range with mirrored sliding doors with hanging and shelving, radiator, sloping ceiling.

Principal En Suite Shower Room

Two Velux windows to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, tiled splash back, double shower cubicle, shower unit over, complementing tiling, recessed downlighters, extractor fan, radiator.

Outside

The front garden is laid to lawn with mature planting and outside lighting. To the side is a driveway providing off road parking for two vehicles leading to the **Oversized Single Garage** with up and over door, power and lighting. Side gated access leads to the rear garden with patio seating area, outside tap, lighting and power, laid to artificial lawn, pebbled borders and decked terrace to the rear of the garden. The garden is enclosed by panel fencing and brick walling.

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

There is a Service Charge - TBA

