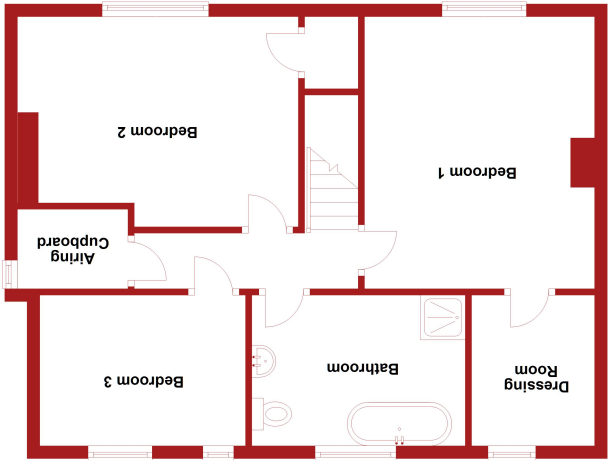
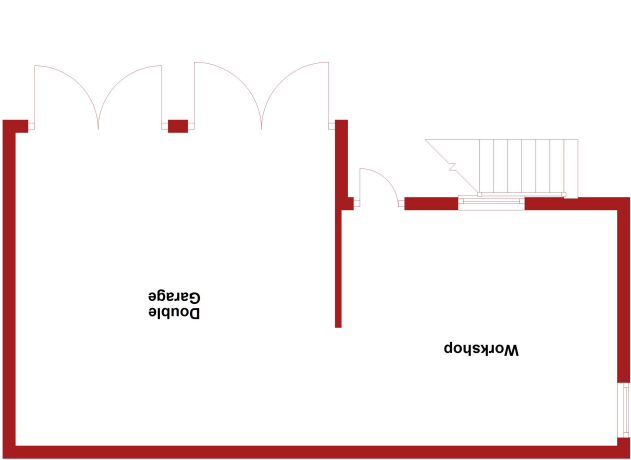


Ground Floor
Approx. 60.0 sq. metres (645.7 sq. feet)



First Floor
Approx. 60.0 sq. metres (645.7 sq. feet)



Barn Ground Floor
Approx. 40.9 sq. metres (440.6 sq. feet)

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

Huntingdon	St Neots	Kimbolton	Mayfair Office
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

- Individual Detached Character Home
- Two Reception Rooms
- Detached Double Garage/Barn
- Field Views To Front

- Three Bedrooms
- Utility Room And Cloakroom
- Off Road Parking Provision
- Extremely Sought After Village Location



Timber Panel Door

Leaded light decorative glazed inserts to

Entrance Hall

Radiator, under stairs storage recess, coats hanging space, timber flooring.

Living Room

13' 9" x 11' 8" (4.19m x 3.56m)

Double glazed sliding sash window to front aspect, coving to ceiling, radiator, central fire place with timber surround and stone hearth with inset wood burning stove.

Dining Room

13' 9" x 11' 6" (4.19m x 3.51m)

Double glazed sash window to front aspect, coving to ceiling, radiator, central feature fire place with timber surround and inset cast iron gas fire with tiled hearth, wood flooring.

Kitchen

17' 5" x 7' 7" (5.31m x 2.31m)

A double aspect room with double glazed window to side and two double glazed windows to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surface, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for range style cooker with cooker hood over, coving to ceiling, recessed down lighters, radiator.

Utility Room

7' 10" x 6' 7" (2.39m x 2.01m)

Door to rear garden, tiled flooring, base and wall mounted units, cupboard housing central heating boiler serving hot water system and radiators.

Cloakroom

Window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, recessed down lighters, tiled flooring.

First Floor Landing

Coving to ceiling, recessed down lighters.

Bedroom 1

13' 9" x 11' 10" (4.19m x 3.61m)

Double glazed window to front aspect, coving to ceiling, radiator.

Dressing Room

7' 7" x 6' 3" (2.31m x 1.91m)

Double glazed window to rear aspect, coving to ceiling, radiator. An ideal space to convert to an en suite subject to relevant permissions.

Bedroom 2

13' 11" x 10' 6" (4.24m x 3.20m)

Double glazed sash window to front aspect, coving to ceiling, radiator, central decorative fire place, storage cupboard, access to loft space.

Bedroom 3

10' 10" x 8' 2" (3.30m x 2.49m)

Steps down from landing, window to rear aspect, radiator.

Family Bathroom

10' 10" x 7' 7" (3.30m x 2.31m)

Window to rear aspect, fitted in a four piece suite comprising low level WC, wash hand basin, roll top bath, shower cubicle with independent shower over, coving to ceiling.

Outside

The drive way to the side of the property provides off road parking for a number of vehicles leading to the **Detached Double Garage/Barn** measuring 16' 1" x 16' 1" (4.90m x 4.90m) with two sets of twin double doors and opening to the work shop area measuring 15' 1" x 14' 1" (4.60m x 4.29m) , power and lighting connected, personal door to side, external stair case raising to the first floor measuring 31' 11" x 12' 6" (9.73m x 3.81m), power, lighting and windows to front and side aspects. The rear garden is laid to lawn with two patio seating areas, mature shrubs, hedging, fencing and brick walling

Tenure

Freehold

Council Tax Band - C

