



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

Huntingdon
60 High Street
St Neots
Huntingdon
Tel: 01480 414800

St Neots
32 Market Square
St Neots
Tel: 01480 406400

Kimbolton
24 High Street
Kimbolton
Tel: 01480 860400

Mayfair Office
Cashel House
15 Thayer St, London
Tel: 0870 1127099



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. (ID991734)
Housepix Ltd



- Well Proportioned Family Home
- Re-Fitted En Suite
- Two/Three Reception Rooms
- Landscaped Gardens
- Desirable Estate Location

- Four Bedrooms
- Re-Fitted Family Bathroom
- Kitchen/Breakfast And Utility Room
- Walking Distance To Railway Station



Integral Storm Porch Over
Bow glazed panel door to

Entrance Hall

12' 9" x 7' 8" (3.89m x 2.34m)

Stairs to first floor with under stairs storage cupboard, radiator with decorative cover, wall light points, coving to ceiling.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, re-tiled surrounds, double panel radiator, UPVC window to front aspect, ceramic tiled flooring.

Sitting Room

16' 5" x 12' 2" (5.00m x 3.71m)

UPVC bay window to front aspect, double panel radiator, TV point, telephone point, wall light points, coving to ceiling, central feature fireplace with inset Living Flame coal effect gas fire.

Dining Room

11' 6" x 10' 1" (3.51m x 3.07m)

Double panel radiator, wall light points, coving to ceiling, bi-fold doors accessing garden terrace to the rear.

Kitchen/Breakfast Room

15' 1" x 9' 11" (4.60m x 3.02m)

UPVC window to garden aspect, fitted in a range of base and wall mounted cabinets with complementing granite work surfaces and re-tiled surrounds, inset single drainer one and a half bowl resin sink unit with mixer tap, drawer units, appliance spaces, dado rail, double panel radiator, integral double electric AEG oven and gas hob with bridging unit and extractor fitted above, laminate flooring.

Study/Family Room

16' 3" x 8' 8" (4.95m x 2.64m)

Including Utility Area, dado rail, double panel radiator, wall mounted gas fired central heating boiler serving hot water system and radiators (approximately three years old), single drainer stainless steel sink unit with mixer tap, UPVC door and window to garden aspect, coving to ceiling, part vinyl and part laminate flooring, inner door to

Single Garage

Single up and over door, power and lighting.

First Floor Galleried Landing

UPVC window to side aspect, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

13' 1" x 12' 6" (3.99m x 3.81m)

UPVC bay window to front aspect, double panel radiator, extensive wardrobe range incorporating two doubles with hanging and shelving, coving to ceiling.

En Suite Shower Room

10' 3" x 3' 6" (3.12m x 1.07m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, wall suspended wash hand basin with mono bloc mixer tap, UPVC window to side aspect, chrome heated towel rail, screened shower enclosure with independent remote thermostat shower unit, extensive tiling, Karndean flooring.

Bedroom 2

13' 3" x 10' 0" (4.04m x 3.05m)

Single panel radiator, UPVC window to garden aspect, coving to ceiling.

Bedroom 3

10' 7" x 6' 10" (3.23m x 2.08m)

UPVC window to front aspect, single panel radiator, coving to ceiling, over stairs cupboard.

Bedroom 4

10' 0" x 6' 11" (3.05m x 2.11m)

Single panel radiator, UPVC window to rear aspect, cupboard/storage unit.

Family Bathroom

10' 5" x 5' 7" (3.17m x 1.70m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, wall suspended wash hand basin with mono bloc mixer tap, panel bath with hand mixer shower, UPVC window to side aspect, extensive ceramic tiling, chrome heated towel rail, Karndean flooring.

Outside

To the front there is an extensive brick paviour driveway giving provision for two large vehicles accessing the **Single Garage** as described. The front garden is primarily lawned stocked with a selection of ornamental shrubs. The rear garden measures 39' 4" x 38' 5" (11.99m x 11.71m) with an extensive porcelain tiled terrace, outside tap and lighting, a central area of lawn enclosed by timber sleepers, constructed borders stocked with ornamentals, timber shed and the garden is enclosed by a combination of panel fencing offering a good degree of privacy and well screened to the rear boundary.

Tenure

Freehold

Council Tax Band - E

