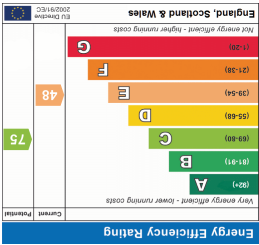


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1178923)



Housepix Ltd



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Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



- Detached Bungalow
- Lounge And Dining Room
- Vastly Improved And Modernised
- Integral Garage And Off Road Parking
- Short Walk To Local Amenities

- Three Double Bedrooms
- Kitchen/Breakfast Room
- Presented To A High Standard
- Rarely Available Location



Composite Double Glazed Door To

Entrance Hall

Coving to ceiling, access to loft space, radiator, wood effect flooring, storage cupboard.

Lounge

18' 8" x 12' 8" (5.69m x 3.86m)

Two double glazed windows to front aspect, coving to ceiling, two radiators, central feature fireplace, laminate flooring, door to



Dining Room

12' 0" x 7' 5" (3.66m x 2.26m)

Double glazed French doors to rear aspect, radiator, tiled flooring, door to

Kitchen/Breakfast Room

15' 6" x 7' 6" (4.72m x 2.29m)

Double glazed window to rear, UPVC double glazed door to side, fitted in a range of base and wall mounted units and drawer units, complementing work surfaces and tiling, oven and grill with hob and extractor hood over, spaces and plumbing for washing machine and dishwasher, fridge freezer, single drainer sink unit, Karndean flooring, radiator, door to **Garage**.



Bedroom 1

11' 8" x 9' 5" (3.56m x 2.87m)

Double glazed window to rear aspect, radiator, wardrobe with sliding doors, hanging and shelving.

Bedroom 2

11' 7" x 8' 4" (3.53m x 2.54m)

Double glazed window to rear aspect, radiator, wardrobe with sliding doors, hanging and shelving.



Bedroom 3

9' 6" x 8' 6" (2.90m x 2.59m)

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

Family Bathroom

Double glazed window to side aspect, fitted in a four piece suite comprising vanity wash hand basin, low level WC, bidet, three quarter length bath with shower unit over, shower screen, complementing tiling, chrome heated towel rail, tiled flooring.

Outside

The front garden is landscaped with low maintenance in mind with gravel beds, hedging and outside lighting. The block paved driveway provides off road parking for two to three vehicles leading to the **Single Garage** with up and over door, power, lighting and personal door to **Kitchen/Breakfast Room**, The rear garden has outside seating areas, areas of lawn, mature planting, garden shed, outside tap and lighting. The garden is enclosed by panel fencing and brick walling providing a high degree of privacy.

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 - D

