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First Floor



Approximate Gross Internal Area  
153.8 sq m / 1655 sq ft  
Double Garage = 26.9 sq m / 290 sq ft  
Total = 180.7 sq m / 1945 sq ft

Ground Floor



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. (ID1081037)

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- Guide Price £535,000 -£550,000
- Five Bedrooms
- Re-Fitted Kitchen And Utility Room
- Substantial Double Garaging

- Beautifully Proportioned Extended Home
- En Suite To Principal Bedroom
- Re-Fitted Sanitaryware
- Desirable Village Location



**UPVC Part Glazed Panel Door To**

**Reception Hall**

12' 8" x 6' 4" (3.86m x 1.93m)

Inner door extending to **Entrance Hall** large walk in cloaks cupboard with hanging and shelving.

**Cloakroom**

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiling, double panel radiator, recessed lighting, UPVC window to front aspect, ceramic tiled flooring.

**Study**

8' 7" x 7' 0" (2.62m x 2.13m)

UPVC window to rear aspect, double panel radiator.

**Inner Hall**

Double panel radiator, stairs to first floor, under stairs recess, ceramic tiled flooring, coving to ceiling.

**Kitchen**

11' 7" x 10' 8" (3.53m x 3.25m)

Re-fitted in a range of Shaker style Oak base and wall mounted cabinets, with complementing work surfaces and tiling, space for cooking range with suspended extractor fitted above, fixed display shelving, corner shelf display unit, appliance spaces, two stool peninsular breakfast bar, serving hatch to **Dining Room**, single drainer stainless steel one and a half bowl sink unit with mono bloc mixer tap, UPVC window to garden aspect, drawer units, glass fronted display cabinets, ceramic tiled flooring, arch internal access to

**Laundry/Utility Room**

7' 5" x 5' 7" (2.26m x 1.70m)

Appliance spaces, wall mounted gas fired central heating boiler, UPVC door to garden aspect, ceramic tiled flooring.

**Dining Room**

14' 6" x 10' 2" (4.42m x 3.10m)

Incorporating **Former Conservatory** with insulated Cozy Roof, double panel radiator, UPVC windows enjoying garden aspect, coving to ceiling, ceramic tiled flooring.

**Sitting Room**

18' 11" x 11' 6" (5.77m x 3.51m)

A light double aspect room with UPVC bow window to front and sliding double glazed patio doors to garden terrace to the rear, two double panel radiators, coving to ceiling, central natural stone fireplace with timber bressumer, tiled hearth and inset wood burner, coving to ceiling, wall light points.

**First Floor Galleried Landing**

13' 1" x 12' 8" (3.99m x 3.86m)

UPVC picture window to front aspect, access to insulated loft space, airing cupboard housing pressurised hot water system with shelving.

**Bedroom 2**

16' 1" x 11' 1" (4.90m x 3.38m)

A light triple aspect room with UPVC window to front and twin Velux windows to both sides, recessed lighting, double panel radiator.

**Dressing Area**

7' 3" x 4' 9" (2.21m x 1.45m)

to **Guest Bedroom** full size Velux window, recessed lighting.

**Principal Bedroom**

11' 7" x 10' 6" (3.53m x 3.20m)

UPVC window to rear aspect, double panel radiator, inner access to

**En Suite Bathroom**

7' 1" x 5' 9" (2.16m x 1.75m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen with hand mixer shower, directional lighting, heated towel rail, shelved display recess, laminate flooring.

**Bedroom 3**

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

UPVC window to rear aspect, double panel radiator.

**Bedroom 4**

11' 6" x 7' 10" (3.51m x 2.39m)

UPVC window to front aspect, double panel radiator.

**Bedroom 5**

11' 5" x 7' 11" (3.48m x 2.41m)

UPVC window to rear aspect, double panel radiator.

**Family Bathroom**

7' 5" x 6' 10" (2.26m x 2.08m)

Re-fitted in a contemporary four piece white suite comprising free standing Batteau bath with hand mixer shower and mixer tap, contemporary tiling, oversized screened shower enclosure with independent multi head shower unit fitted over, extractor, recessed lighting, chrome heated towel rail, vanity wash hand basin with cabinet storage and drawer units, low level WC with concealed cistern, Velux window to side aspect, laminate flooring.

**Outside**

There is a good sized **Double Garage** measuring 17' 5" x 16' 6" (5.31m x 5.03m) with twin electrically operated roller doors, power, lighting, UPVC window to front aspect and private door to the side. There is an extensive gravelled frontage giving provision for at least four large vehicles with a selection of specimen shrubs, ornamental trees, areas of lawn and enclosed by mature hedging to the front. The rear garden is private and mature with an expanse of lawn, beautifully stocked flower and shrub borders, a selection of ornamental trees, specimen shrubs, a timber summer house, an extensive paved seating area, outside tap and lighting, enclosed by mature boundaries offering a good degree of privacy.

**Agents Note**

The property benefits from a recent solar panel system supported by a battery - full details on request.

**Tenure**

Freehold

Council Tax Band - E

