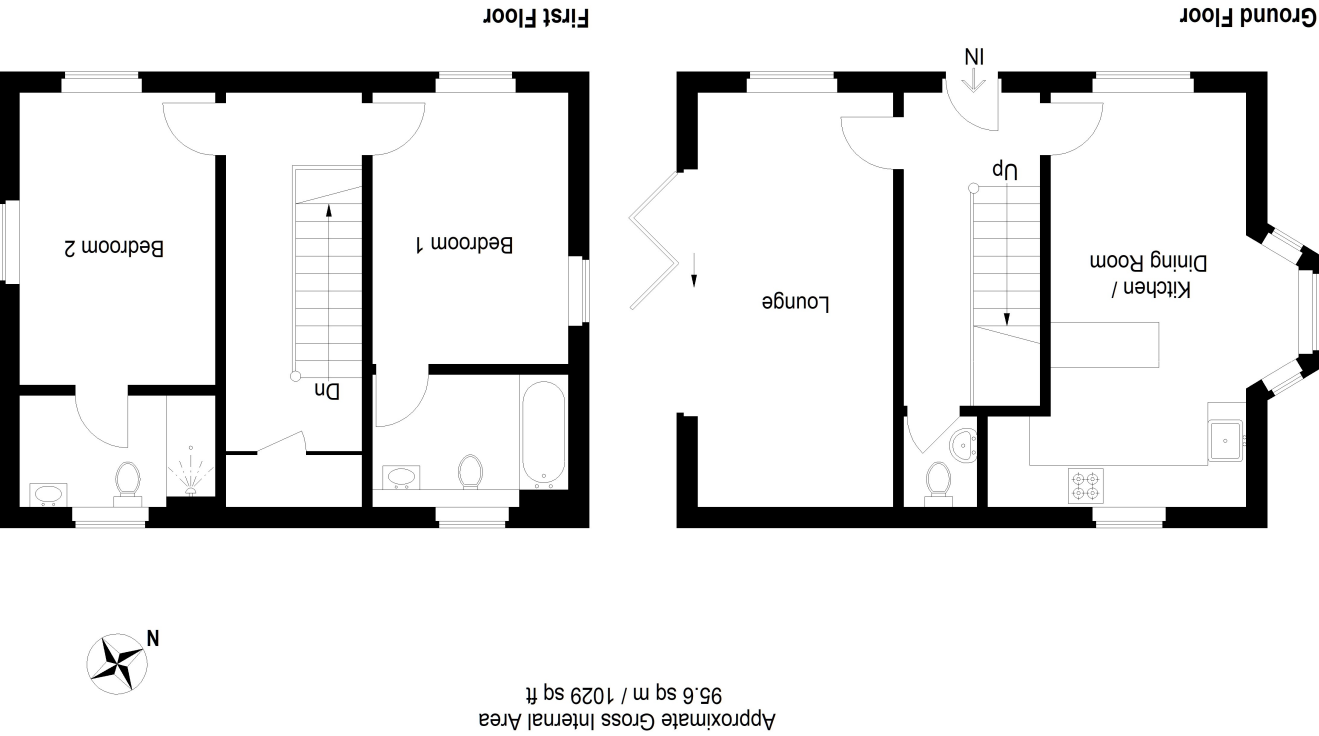


Huntingdon Office: 01480 414800
www.peterlane.co.uk Web office open all day every day

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 1127099

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. (ID1169225)

Housepix Ltd



- Campbell Buchanan Built Residence
- Stunning Kitchen/Breakfast Room With Quartz Work Surfaces
- Two Car Driveway And Private Garden
- Hugely Desirable Address Within Brampton Park

- Two Double Bedrooms And Two En Suites
- Boutique Finish Throughout
- Lovely Open Outlook
- No Forward Chain And Vacant Possession From End Of February



Integral Oak Fronted Storm Canopy Over
Glazed Panel Door To

Entrance Hall

13' 10" x 6' 4" (4.22m x 1.93m)

Double panel radiator, understairs storage cupboard, stairs to first floor, recessed lighting, central heating thermostat, Amtico flooring.

Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mono bloc mixer tap, double panel radiator, tongue and groove panel work, double glazed window with shutters to side aspect, extractor, recessed lighting, Amtico flooring.



Living Room

19' 4" x 10' 10" (5.89m x 3.30m)

A light double aspect room with UPVC picture window to front aspect and bi-fold doors to garden terrace to the side, TV point, telephone point, bespoke window shutters, double panel radiator.

Kitchen/Breakfast Room

19' 4" x 11' 5" (5.89m x 3.48m)

A light triple aspect room with UPVC picture window to front aspect, UPVC bay window to side and window to rear aspect, fitted in a range of base and wall mounted Shaker style cabinets with central dividing peninsular unit incorporating two stool breakfast bar topped in quartz and quartz up-stands with re-tiled surrounds, integrated electric oven and automatic dishwasher, fridge, freezer, integral wine rack, inset Butler sink unit with mono bloc mixer tap, under unit lighting, bespoke window shutters, recessed lighting, concealed gas fired central heating boiler serving hot water system and radiators, Amtico flooring.



First Floor Galleried Landing

Access to insulated loft space, double panel radiator, UPVC window to front aspect with bespoke shutters, walk in storage cupboard/wardrobe.



Principal Bedroom

13' 5" x 9' 6" (4.09m x 2.90m)

A light double aspect room with UPVC windows to front and side aspects with bespoke window shutters, double panel radiator, wardrobe range with hanging and storage, inner access to

En Suite Shower Room

9' 5" x 5' 8" (2.87m x 1.73m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with cabinet storage and mixer tap, tiling, shaver point, chrome heated towel rail, UPVC window to side aspect with bespoke shutters, oversized screened shower enclosure with independent shower unit fitted over,

Guest Bedroom

12' 10" x 9' 5" (3.91m x 2.87m)

A light double aspect room with UPVC windows to front and side with bespoke shutters, TV point, telephone point, inner access to

Guest En Suite Bathroom

9' 2" x 6' 8" (2.79m x 2.03m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage and mono bloc mixer tap, panel bath with folded screen and independent multi head shower unit over, recessed lighting, extractor, chrome heated towel rail, UPVC window to side aspect with window shutters, LVT flooring.

Outside

The rear garden is neatly arranged with paved terrace, outside lighting, tap and power, enclosed by a combination of panel fencing. There is an extensive brick paviour driveway to the rear giving parking provision for two large vehicles.

Tenure

Freehold

Council Tax Band - D

There is an estate charge payable amount TBC

