

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. (ID1022999)



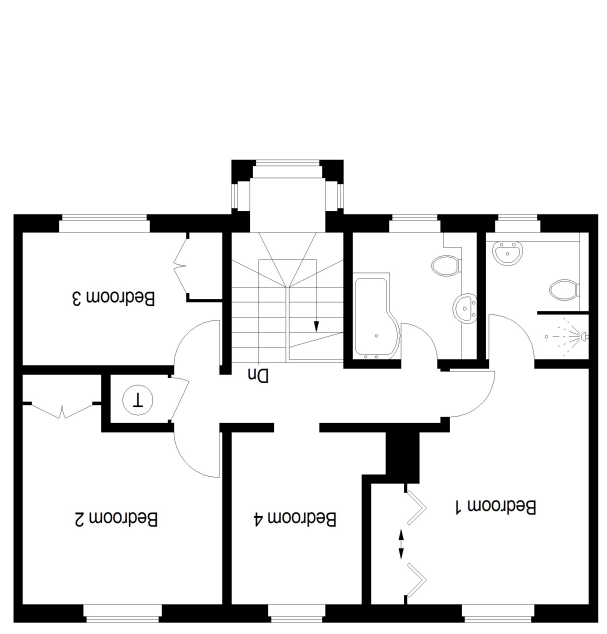
Ground Floor



Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft
 Garage = 28.7 sq m / 309 sq ft
 Total = 156.8 sq m / 1688 sq ft



First Floor



Huntingdon branch: 01480 414800
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Huntingdon	St Neots	St Neots
60 High Street	32 Market Square	32 Market Square
Huntingdon	St. Neots	St. Neots
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400

Mayfair Office	Kimbolton
Cashel House	24 High Street
15 Thayer St, London	Kimbolton
Tel : 0870 112 7099	Tel : 01480 860400



- Positioned on the exclusive 'Devana Park'
- En Suite To Principal Bedroom
- Kitchen/Breakfast Room And Utility Room
- Extensive Frontage With Parking For Multiple Vehicles
- No Forward Chain

- Detached Four Bedroom Home
- Lounge, Dining Room And Study
- Large Mature Gardens
- Double Garaging



Glazed Panel Door To

Reception Hall

15' 6" x 12' 0" (4.72m x 3.66m)

Stairs to first floor with understairs storage cupboard, double panel radiator, coving to ceiling.

Cloakroom

Fitted in a two piece suite comprising low level WC with concealed cistern, wall mounted wash hand basin with tiling, single panel radiator, sealed unit window to front aspect, coving to ceiling.

Double Garage

17' 9" x 16' 11" (5.41m x 5.16m)

Twin up and over doors, power. lighting and private door to side.

Sitting Room

15' 11" x 12' 10" (4.85m x 3.91m)

Central feature fireplace with moulded timber surround and inset functional fire with tiled hearth, shelved display recess, two double panel radiators, TV point, telephone point, sealed unit window and French doors to garden terrace to the rear, wall light points, Coving to ceiling.

Dining Room

13' 11" x 9' 2" (4.24m x 2.79m)

Glazed internal double doors, Double panel radiator, sealed unit bay window to rear aspect, Coving to ceiling.

Study

7' 5" x 6' 6" (2.26m x 1.98m)

Sealed unit window to front aspect, single panel radiator, coving to ceiling.



Kitchen/Breakfast Room

13' 10" x 9' 9" (4.22m x 2.97m)

Fitted in a traditional range of Oak base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl resin sink unit with mixer tap, drawer units, corner shelf display unit, glass fronted display cabinets, appliance spaces, double panel radiator, dado rail, double electric oven, integral gas hob, space for fridge freezer, plumbing for automatic dishwasher, under unit lighting, coving to ceiling, vinyl flooring.

Utility Room

6' 8" x 6' 5" (2.03m x 1.96m)

A double aspect room with sealed unit window to front and glazed door to side aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, single drainer stainless steel sink unit with mixer tap, vinyl flooring.



First Floor Galleried Landing

Sealed unit box bay window to front aspect, access to insulated loft space with ladder, airing cupboard housing Mega Flow hot water system and shelving.

Bedroom 1

12' 10" x 9' 10" (3.91m x 3.00m)

Sealed unit window to rear aspect, extensive wardrobe range incorporating two double units with hanging and shelving, double panel radiator, TV point, dimmer switch, coving to ceiling, inner door to



En Suite Shower Room

7' 0" x 5' 7" (2.13m x 1.70m)

Sealed unit window to front aspect, fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, screened shower enclosure with independent shower unit fitted over, extensive tiling, extractor, Dimplex wall heater, dado rail.

Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

Sealed unit window to garden aspect, double panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

Bedroom 3

10' 10" x 7' 4" (3.30m x 2.24m)

Sealed unit window to front aspect, radiator, double wardrobe with hanging and shelving, coving to ceiling.

Bedroom 4

9' 5" x 7' 0" (2.87m x 2.13m)

Sealed unit window to rear aspect, radiator, coving to ceiling.

Family Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and tiling, shaver point, vanity mirror, panel bath with folding shower screen with independent shower unit fitted over and additional mixer tap, heated towel rail, extensive ceramic tiling, sealed unit window to front aspect, extractor, coving to ceiling.

Outside Front

The property stands in substantial surrounding gardens with an extensive driveway giving provision for four to five vehicles accessing the **Double Garage** as described with outside lighting and tap, heavily stocked lawns with ornamental shrubs and trees, areas of lawn and standing for a boat, caravan or additional vehicle. The gardens are walled and enclosed by mature hedging with gated access extending to the rear.

Outside Rear

The gardens extend to the rear with a further area of lawn measuring approximately 55' 9" x 45' 11" (16.99m x 14.00m) and is private, mature and well stocked with a large variety of ornamental shrubs and trees, a central timber arbour, approximately fourteen varieties of different fruit trees, a paved seating area, outside lighting, raised constructed vegetable planters and fruit cage. To the side is a **Lean To Shed** measuring 15' 9" x 5' 11" (4.80m x 1.80m) with power, lighting and doors to both front and rear aspects. The gardens are enclosed by a combination of fencing and mature screening and offers a good degree of privacy.

Agents Note

The vendors have advised us that they have permitted development approval (plans available) for a single storey extension to extend the current dining room and kitchen.

Tenure

Freehold
 Council Tax Band - F

