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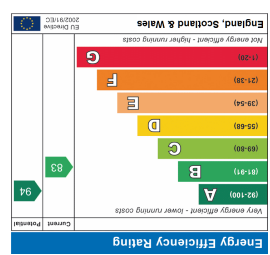
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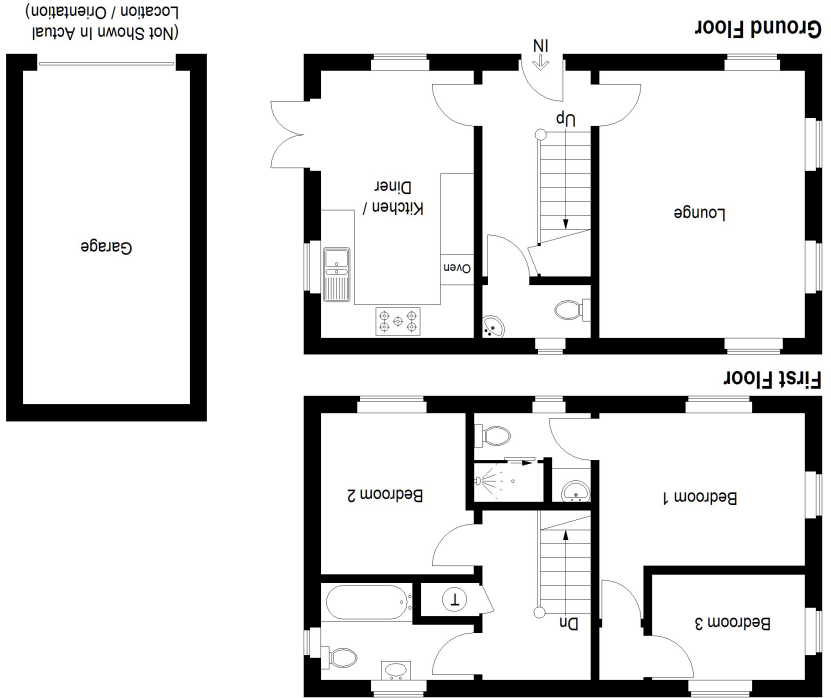
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and compass bearings before making any decisions reliant upon them. (D960683)  
Housepix Ltd



**Somning Close Alconbury Weald Huntingdon PE28 4GG**  
Approximate Gross Internal Area = 87.7 sq m / 944 sq ft  
Garage = 18.0 sq m / 194 sq ft  
Total = 105.7 sq m / 1138 sq ft





- Morris Homes Built Detached Family Home
- En Suite To Principal Bedroom
- Beautifully Presented
- Two Car Driveway
- Landscaped Gardens
- Potentially no chain

- Three Bedrooms
- Westerly Facing Corner Plot
- Generous Overall Accommodation
- Oversized Garaging
- Desirable Estate Position

**Composite Panel Door To**

**Entrance Hall**

Radiator with decorative cover, under stairs storage cupboard, Karndean flooring.

**Cloakroom**

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with tiling, double glazed window to front aspect, Karndean flooring.

**Kitchen/Breakfast Room**

15' 9" x 9' 1" (4.80m x 2.77m)

Fitted in a range of up-graded base and wall mounted cabinets with complementing work surfaces and up-stands, a selection of integrated appliances incorporating double electric oven and gas hob with bridging unit and extractor fitted above, plumbing for automatic dishwasher and automatic washing machine, single drainer one and a half bowl sink unit with mixer tap, a light double aspect room with UPVC sash picture windows to front aspect and French doors accessing garden terrace to the rear, drawer units, pan drawers, radiator, recessed lighting, Karndean flooring.

**Living room**

15' 9" x 12' 2" (4.80m x 3.71m)

A light contemporary triple aspect room with UPVC sash picture windows to front, side and rear aspects, TV point, telephone point, two radiators.

**First Floor Landing**

UPVC double glazed sash picture window to rear aspect, airing cupboard housing pressurised hot water system and shelving, radiator.

**Principal Bedroom**

12' 6" x 9' 2" (3.81m x 2.79m)

A double aspect room with UPVC glazed sash picture windows to front and side aspects, radiator.

**En Suite Shower Room**

Fitted in a three piece contemporary white suite comprising walk in screened shower enclosure with independent shower over, vanity wash hand basin with cabinet storage, low level WC, heated towel rail, UPVC sash picture window to front aspect, composite flooring.

**Bedroom 2**

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

UPVC sash picture window to front aspect, radiator.

**Bedroom 3**

9' 0" x 6' 5" (2.74m x 1.96m)

A double aspect room with UPVC sash picture windows to side and rear aspects, radiator.

**Family Bathroom**

Fitted in a three piece contemporary white suite comprising panel bath with independent shower unit fitted over, pedestal wash hand basin, low level WC, heated towel rail, extensive ceramic tiling, recessed lighting, a double aspect room with UPVC sash picture windows to front and rear aspects.

**Outside**

The gardens are pleasantly arranged and positioned on a westerly facing walled corner plot with areas of lawn to the front, lighting and driveway sufficient for two large vehicles accessing the **Oversized Garage** measuring 19' 8" x 9' 10" (5.99m x 3.00m) with up and over door, power, lighting, eaves storage space and private door to the side. The rear garden is neatly tended, lawned with a paved terrace, outside tap and lighting, prepared borders, stocked flower beds an enclosed by brick walling offering a good degree of privacy.

**Tenure**

Freehold

Estate Charge - £310.36 per annum

Council Tax Band - D

