

# 9 MILL ROAD

GREAT GIDDING • PE28 5NT



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### KEY FEATURES

- Established semi-detached home in village location.
- Elevated position with rural views.
- Three double bedrooms.
- Two reception rooms.
- 18 ft. Kitchen/breakfast room.
- Ground floor cloakroom and first floor bathroom.
- Central heating and double glazing.
- Mature garden with useful outbuilding.
- Council Tax Band – B.

### THE VILLAGE

The charming village of Great Gidding has a primary school, corner shop/post office, the Fox and Hounds public house, playing field, village hall and several local businesses. The historic town of Oundle lies about 6 miles away and the main centres of Huntingdon and Peterborough offer extensive shopping and leisure facilities and both offer main line travel to London Kings Cross. The village is convenient for both the A1 & newly upgraded A14 providing excellent access to Cambridge. Travel to Stansted airport (approx. 1 hour), Luton and East Midlands (approx. 1h 20mins) and Birmingham airport (approx. 1h 30mins).



Price £365,000

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## ENTRANCE LOBBY

Radiator, cloaks hanging space. Storage cupboard also housing oil-fired central heating boiler.

## KITCHEN/BREAKFAST ROOM

5.50m x 2.26m (18' 1" x 8' 6")

Full length countertop and range of fitted cabinets, stainless steel sink and drainer, cooker space, space and plumbing for washing machine, radiator, laminate flooring, two windows overlooking rear garden.

## INNER HALL

Understairs cupboard.

## CLOAKROOM

Pedestal washbasin and WC. Radiator, laminate flooring, extractor fan, window to side.

## LOUNGE

4.00 x 3.60m (13' 1" x 11' 10")

Open fireplace with stone hearth and surround, exposed timber flooring, radiator, window to front.

Latch door to stairs.

## DINING ROOM/SNUG

3.34m x 3.00m (10' 11" x 9' 10")

Exposed timber flooring, radiator, window to side.

## FIRST FLOOR LANDING

Latch doors to all rooms.

## BEDROOM ONE

3.50m x 3.50m (11' 6" x 11' 6")

Part vaulted ceiling, fitted wardrobe, airing cupboard, radiator, window to front.

## BEDROOM TWO

4.60m x 3.00m (15' 1" x 9' 10")

Part vaulted ceiling, radiator, window to side.

## BEDROOM THREE

4.31m x 2.60m (14' 2" x 8' 6")

Part vaulted ceiling, radiator, window to rear.

## BATHROOM.

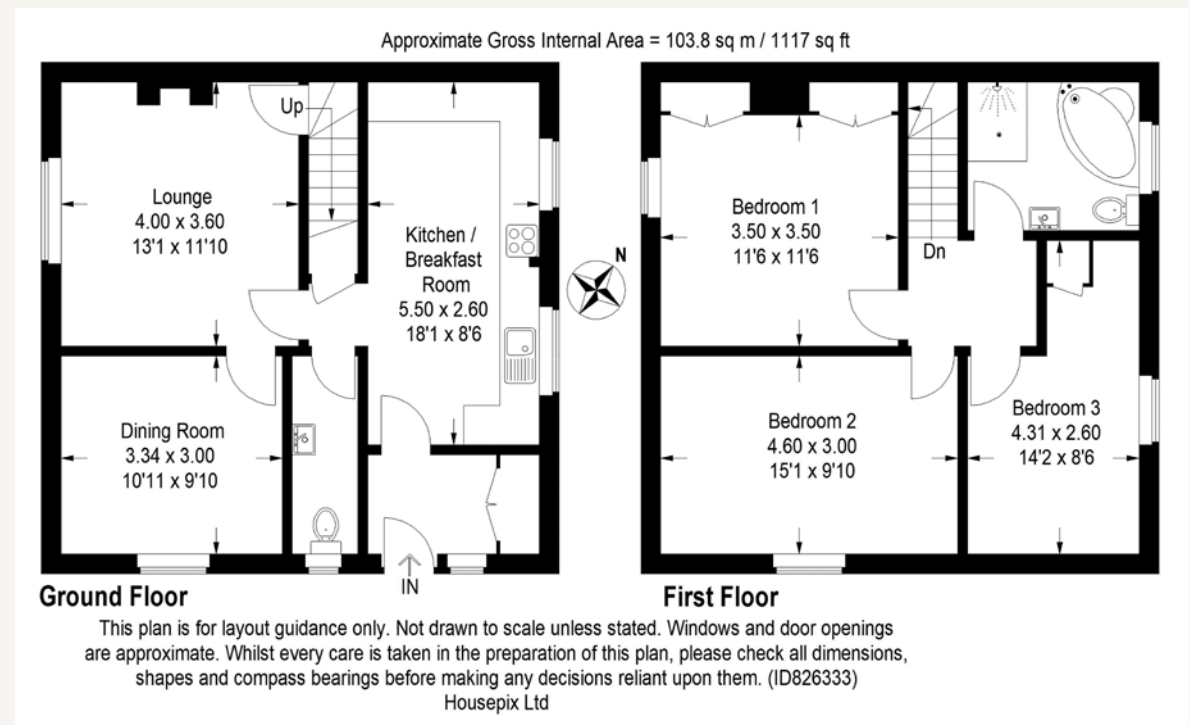
Four-piece suite comprising corner bath, separate shower enclosure, pedestal washbasin and WC.

Splash-tiling to half-height, radiator, window to rear.

## OUTSIDE

Raised, lawned frontage with ornamental retaining wall, steps and block paved path to the delightful rear garden offering paved terrace and gravelled area with occasional shrubs, brick and slate Outhouse with two bays, one with light and power, second with brick floor and mezzanine storage area. Second flagstone patio area, lawn and pathway and fenced area with deck and summerhouse.

Mature high hedge boundary, oil tank.





<b>Huntingdon</b>	<b>Kimbolton</b>	<b>Mayfair Office</b>
60 High Street	6 High Street	Cashel House
Huntingdon	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 860400	Tel : 0870 112 7099



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