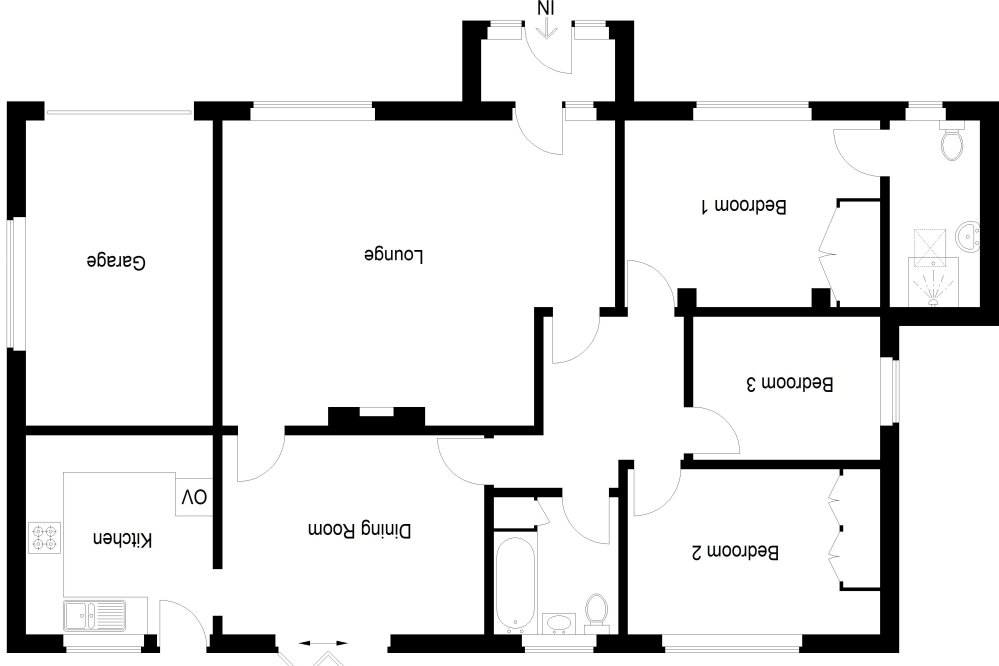


**Huntingdon Office: 01480 414800**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day

Huntingdon 60 High Street St Neots 01480 414800  
 Huntingdon St Neots 01480 406400  
 Kimbolton 24 High Street Kimbolton 01480 860400  
 Mayfair Office Cashel House 15 Tayer St, London 0870 1127099



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. (ID1042682)



Approximate Gross Internal Area  
 105.4 sq m / 1135 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 120.3 sq m / 1295 sq ft



- Individual Detached Bungalow
- Re-Fitted Kitchen
- Mature And Private Gardens
- Garaging With Electric Door

- En Suite To Principal Bedroom
- Re-Fitted Shower Room
- Desirable Estate Location
- No Forward Chain



**UPVC Double Doors To**

**Entrance Porch**

6' 9" x 3' 7" (2.06m x 1.09m)

Meter box, panel work to ceiling, ceramic tiling, internal UPVC glazed door to

**Living Room**

20' 9" x 15' 11" (6.32m x 4.85m)

UPVC window to front aspect, two double panel radiators, wall light points, central feature fireplace finished in natural stone with inset Living Flame coal effect gas fire, TV point, telephone point, internal glazed door to



**Inner Hall**

10' 6" x 9' 1" (3.20m x 2.77m)

Access to insulated loft space, central heating thermostat, inner door to

**Bedroom 1**

13' 5" x 9' 11" (4.09m x 3.02m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range and furniture incorporating dressing table and bedside drawers, cupboard storage, over bed bridging units, wall light points, inner door to



**En Suite Shower Room**

9' 10" x 5' 7" (3.00m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, shaver light point, chrome heated towel rail, Velux window to rear aspect, Dimplex electric wall heater, full ceramic tiling, floor draining wet room shower arrangement with independent shower unit over, UPVC window to front aspect, non-slip vinyl floor covering.



**Bedroom 2**

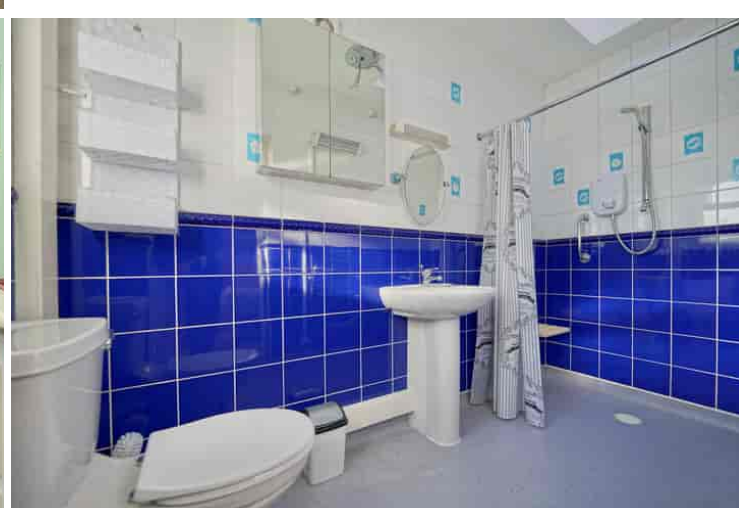
13' 5" x 8' 10" (4.09m x 2.69m)

UPVC window to side aspect, single panel radiator, coving to ceiling.

**Bedroom 3**

9' 9" x 7' 8" (2.97m x 2.34m)

UPVC window to side aspect, single panel radiator, coving to ceiling.



**Family Bathroom**

7' 9" x 6' 8" (2.36m x 2.03m)

Re-fitted in a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with folding screen and independent shower unit fitted over, extensive ceramic tiling, directional recessed lighting, double panel radiator, airing cupboard housing gas fired central heating boiler and hot water cylinder, vinyl floor covering.

**Dining Room**

13' 10" x 10' 10" (4.22m x 3.30m)

UPVC bi-fold doors accessing garden terrace to the rear, panel work to ceiling, double panel radiator, engineered Oak flooring.

**Kitchen**

10' 7" x 9' 10" (3.23m x 3.00m)

UPVC door and windows to garden aspect to the rear, re-fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, single drainer one and a half bowl enamel sink with mixer tap, glass fronted display cabinets, drawer units, pan drawers, integral electric oven and ceramic hob with bridging unit and extractor fitted above, fridge freezer, double panel radiator, extensive tiling, porcelain floor tiling,

**Outside**

There is an extensive frontage primarily lawned and enclosed by low evergreen hedging, a selection of ornamental trees and shrubs. A brick paviour driveway gives provision for one to two vehicles accessing the **Garage** as described. To the rear the gardens are private and mature heavily screened with mature evergreen hedging and panel fencing, an extensive paved terrace, areas of lawn, prepared borders subdivided with trellis work, established rose beds, outside tap and lighting. There is a **Single Garage** with single up and over door, power and lighting.

**Tenure**

Freehold

Council Tax Band - D

