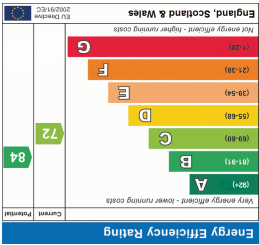


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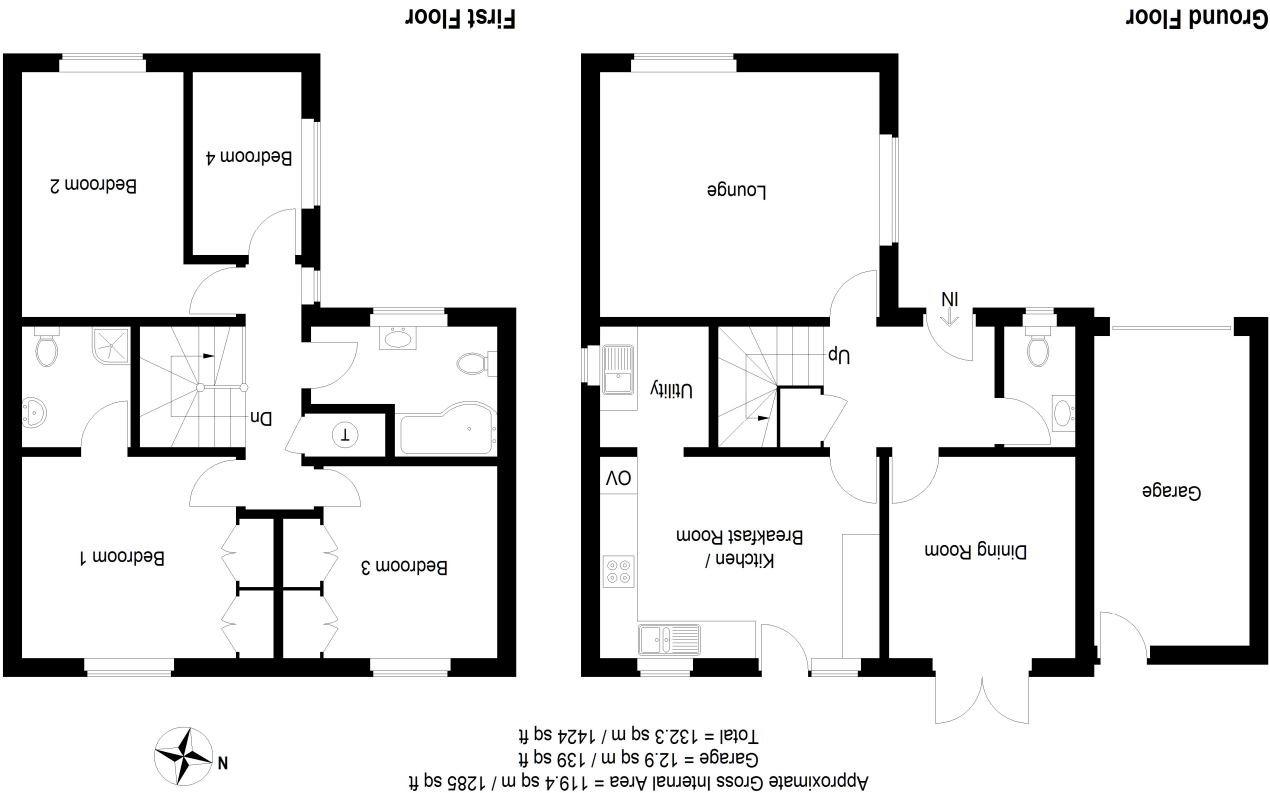
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1190328)



- Offers Considered Between £425,000 And £450,000
- Four Bedrooms
- Kitchen/Breakfast Room
- En Suite Shower Room And Family Bathroom
- Extremely Popular Location
- Superb Detached Family Home
- Two Reception Rooms
- Cloakroom And Utility Room
- Solar Panels And EV Charging Point

UPVC Double Glazed Door To

Entrance Hall

9' 9" x 6' 4" (2.97m x 1.93m)

Coving to ceiling, radiator, understairs storage cupboard, laminate flooring, stairs to first floor.

Cloakroom

5' 9" x 4' 2" (1.75m x 1.27m)

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin.

Lounge

14' 9" x 12' 10" (4.50m x 3.91m)

A double aspect room with double glazed windows to front and side aspects, central feature fireplace, radiator, laminate flooring.

Dining Room

10' 6" x 9' 10" (3.20m x 3.00m)

Double glazed French doors to rear aspect, coving to ceiling, radiator, laminate flooring.

Kitchen/Breakfast Room

14' 8" x 10' 7" (4.47m x 3.23m)

Two double glazed windows to rear aspect, UPVC double glazed door to rear, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, stainless steel single drainer sink unit with mixer tap, breakfast bar, space and plumbing for dishwasher, gas hob with cooker hood over, electric oven, radiator, tiled floor, arch way through to

Utility Room

6' 4" x 5' 3" (1.93m x 1.60m)

Double glazed window to side aspect, fitted in a range of base and wall mounted units with complementing work surface, stainless steel sink and drainer, space for fridge freezer, space and plumbing for washing machine, radiator, tiled flooring.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder and shelving, double glazed window to side aspect.

Principal Bedroom

11' 3" x 10' 9" (3.43m x 3.28m)

Double glazed window to rear aspect, two double built in wardrobes with hanging and shelving, radiator.

En Suite Shower Room

6' 3" x 5' 3" (1.91m x 1.60m)

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, radiator.

Bedroom 2

13' 3" x 8' 5" (4.04m x 2.57m)

Double glazed window to front aspect, radiator.

Bedroom 3

10' 3" x 8' 11" (3.12m x 2.72m)

Double glazed window to rear aspect, double built in wardrobe with hanging and shelving, radiator.

Bedroom 4

9' 4" x 6' 3" (2.84m x 1.91m)

Double glazed window to side aspect, radiator.

Family Bathroom

9' 3" x 6' 2" (2.82m x 1.88m)

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, 'P' shaped panel bath with shower unit over, complementing tiling, heated towel rail, tiled flooring.

Outside

To the front of the property the paved driveway provides off road parking for two to three vehicles leading to the **Single Garage** with up and over door, power, lighting, personal door to rear and houses the inverter for the Solar Panels. The front garden is open plan and gravelled with planting. Side gated access leads to the rear garden which is laid to lawn, planting, two patio seating areas, outside bar and enclosed offering a high degree of privacy.

Agents Note

The property benefits from owned Solar Panels - for further details please contact the office.

Tenure

Freehold

Council Tax Band - E

