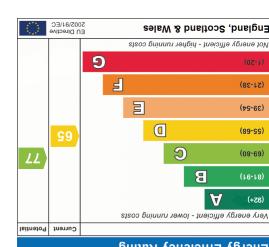


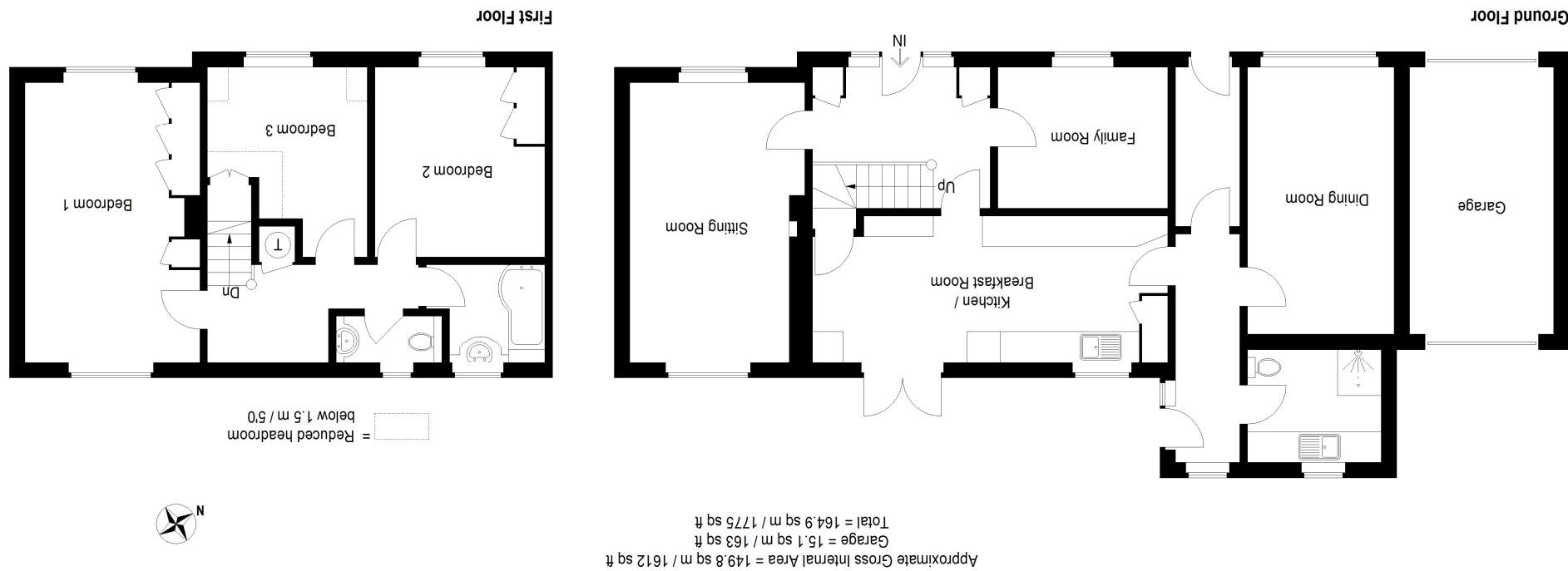
15 Thayer St, London EC2R 8AS  
24 High Street, Kimbolton, Cambridgeshire PE2 8AA  
32 Market Square, St Neots, Cambridgeshire PE19 1AA  
60 High Street, Huntingdon, Cambridgeshire PE19 1AA  
Huntingdon, Cambridgeshire PE19 1AA  
Mayfair Office, 15 Thayer St, London EC2R 8AS  
01480 406400, 01480 414800, 01480 406400, 0870 112 7099

www.petrelane.co.uk Web office open all day every day  
Huntingdon branch: 01480 414800



**Petrelane** ESTD 1990

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. (D1266242)



- Attractive Detached Individual Family Home
- Re-Fitted Kitchen/Breakfast Room And Sanitaryware
- Mature And Private Gardens
- Exceptional Presentation Throughout

- Versatile Three/Five Bedroom Accommodation
- Annexe Potential
- Garaging And Ample Parking Provision
- Desirable Village Location



**Composite Security Door To**

**Reception Hall**

10' 5" x 10' 3" (3.17m x 3.12m)

Stairs to first floor, contemporary anthracite radiator, two cloaks cupboards with hanging and storage space.

**Sitting Room**

18' 1" x 11' 1" (5.51m x 3.38m)

A light double aspect room with UPVC windows to front and rear aspects, two anthracite radiators, central feature fireplace finished in natural stone with inset Living Flame coal effect gas fire, TV point, telephone point, coving to ceiling.

**Family Room/Study**

11' 0" x 8' 11" (3.35m x 2.72m)

UPVC window to front aspect, anthracite radiator, coving to ceiling, composite floor covering.

**Kitchen/Breakfast Room**

22' 6" x 8' 10" (6.86m x 2.69m)

A light open plan space with French doors to garden terrace and UPVC window enjoying views over the rear garden, re-fitted in a contemporary range of handleless base and wall mounted cabinets with Quartzite work surfaces and up-stands, single drainer stainless steel sink unit with directional mixer tap, under unit lighting, glass splashbacks, anthracite radiator, unit housing gas fired central heating boiler serving hot water system and radiators, ceramic tiled flooring, integral slide and hide' Neff electric oven, drawer units, pan drawers, understairs storage cupboard, walk-in shelved pantry, meter cupboard, recessed lighting, coving to ceiling.

**Inner Hall**

10' 7" x 4' 4" (3.23m x 1.32m)

UPVC glazed door to front aspect, Karndean flooring, anthracite radiator, recessed lighting, coving to ceiling, wall mounted cabinets.

**Boot Room**

14' 10" x 4' 4" (4.52m x 1.32m)

A double aspect room with UPVC window and glazed door to garden aspect, Karndean flooring, anthracite radiator, fuse box and master switch, recessed lighting, coving to ceiling.

**Shower Room**

8' 6" x 7' 3" (2.59m x 2.21m)

Incorporating **Utility Room**. Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, extensive cabinets with granite work surfaces, appliance spaces, UPVC window to rear aspect, recessed lighting, composite flooring.

**Dining Room/Bedroom 4/Annexe bedroom**

16' 9" x 9' 4" (5.11m x 2.84m)

UPVC window to front aspect, laminate flooring, anthracite radiator, coving to ceiling.

**First Floor Landing**

Contemporary radiator, UPVC window to garden aspect, airing cupboard housing hot water cylinder and shelving.



**Cloakroom**

Fitted in a two piece white suite comprising low level WC, heated towel rail, vanity wash hand basin with mixer tap and cabinet storage, recessed lighting.

**Bedroom 1**

19' 0" x 11' 3" (5.79m x 3.43m)

A generous double aspect space with UPVC windows to front and rear aspects, two anthracite radiators, fixed display shelving, extensive range of wardrobes incorporating four wardrobes with hanging and storage, cabinet storage.

**Bedroom 2**

11' 1" x 11' 0" (3.38m x 3.35m)

Storage unit, anthracite radiator, UPVC window to front aspect.

**Bedroom 3**

12' 5" x 10' 2" (3.78m x 3.10m)

UPVC window to front aspect, boxed stairwell, double storage cupboard, anthracite radiator, access to insulated loft space.

**Family Bathroom**

7' 9" x 6' 3" (2.36m x 1.91m)

Fitted in a two piece white suite comprising vanity wash hand basin with granite work surface, mixer tap and cabinet storage, UPVC window to rear aspect, recessed lighting, panel bath with shower screen and independent multi head shower fitted over with an additional mixer tap, Karndean flooring, heated towel rail, recessed lighting.

**Outside**

There is an extensive landscaped frontage finished in Tegula blocks with heavily stocked edged shrub borders, a selection of ornamental trees, outside lighting, tap and power. There is a **Single Garage** measuring 18' 1" x 10' 6" (5.51m x 3.20m) with single up and over doors to front and rear, power, lighting and hot and cold water connected. The rear garden is extensively stocked and well tended with a porcelain terrace with timber pergola, a selection of ornamental evergreen and deciduous trees, secure gated access to the front, outside tap, power and lighting, there is a central sleeper constructed planter edged in gravel, a greenhouse and timber shed. The rear garden measures approximately 85' 4" x 75' 6" (26.01m x 23.01m) enclosed by heavy screening, private and mature offering a good degree of privacy

**Buyers Information**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

**Tenure**

Freehold

Council Tax Band - D

