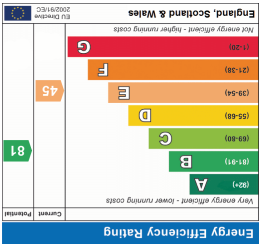


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



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- Westbury Built Detached Family Home
- Two Reception Rooms
- En Suite To Principal Bedroom
- Private And Mature Gardens
- No Forward Chain

- Four Bedrooms
- Kitchen/Breakfast And Utility Room
- Extensive Three Car Driveway
- Desirable Location Close To St Ann's School



Integral Storm Canopy Over

UPVC double glazed front door to

Entrance Hall

Stairs to first floor, understairs storage cupboard, laminate flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, UPVC window to front aspect.

Sitting Room

15' 5" x 11' 2" (4.70m x 3.40m)

Sliding double glazed patio doors to garden terrace, central fireplace with inset gas fire, TV point, telephone point, double panel radiator, coving to ceiling.

Kitchen/Breakfast Room

11' 6" x 11' 6" (3.51m x 3.51m)

Fitted in a range of white gloss base and wall mounted cabinets with complementing work surfaces and tiling, central peninsula dividing unit, appliance spaces, UPVC window and door to rear garden, single drainer sink unit with mixer tap, integral electric oven and gas hob with bridging unit and extractor fitted above, ceramic tiled flooring, inner door to

Utility Room

6' 7" x 4' 9" (2.01m x 1.45m)

Fitted in a range of units with work surfaces and tiling, single drainer sink unit with mixer tap, UPVC window to side aspect, ceramic tiled flooring.

Dining Room

10' 10" x 8' 6" (3.30m x 2.59m)

UPVC window to front aspect, radiator, coving to ceiling.

First Floor Landing

Access to insulated loft space, coving to ceiling, airing cupboard housing gas fired central heating boiler with shelf space.

Bedroom 1

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to rear aspect, wardrobe range with a selection of bedroom furniture, coving to ceiling.

En Suite Shower Room

5' 9" x 4' 11" (1.75m x 1.50m)

Fitted in a three piece suite comprising low level WC, screened shower enclosure, pedestal wash hand basin with tiled surrounds.

Bedroom 2

10' 2" x 9' 6" (3.10m x 2.90m)

UPVC window to front aspect, radiator.

Bedroom 3

12' 2" x 10' 6" (3.71m x 3.20m)

UPVC window to rear aspect, radiator.

Bedroom 4

9' 6" x 8' 10" (2.90m x 2.69m)

UPVC window to front aspect, wardrobe with hanging and shelving, radiator.

Family Bathroom 1.9 m x 1.75 m

Fitted in a three piece suite comprising low level WC, wash hand basin with tiled surrounds, Panel bath, UPVC window to rear aspect, radiator.

Outside

The property stands in a pleasant corner of the cul de sac with the extensive frontage giving parking provision for three vehicles with areas of lawn and access to the **Garage** with electrically operated roller door, power, lighting and eaves storage space. The rear garden has a paved terrace, shaped lawn, stocked borders, timber shed, outside tap, outside lighting .The garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - E

