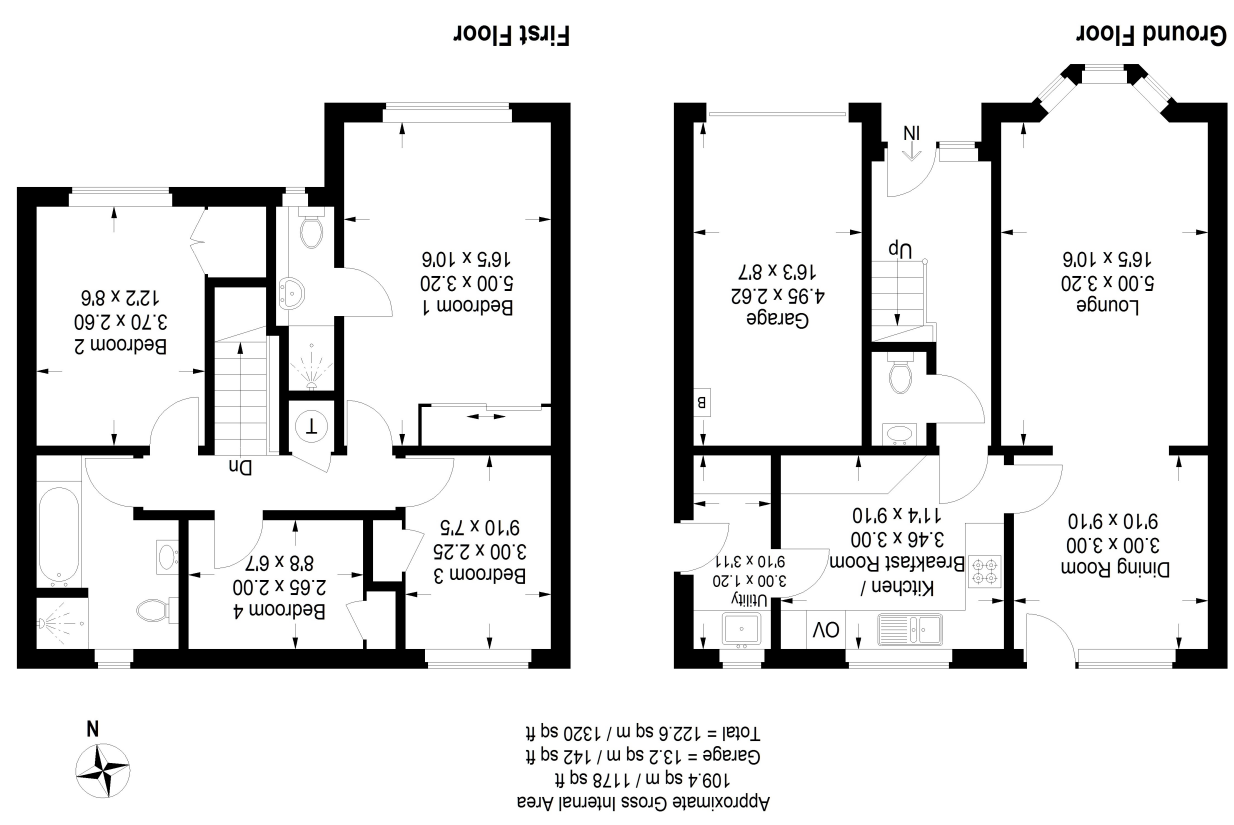


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1291694)
Housepix Ltd



- Yelcon Homes Built Family Home
- Kitchen/Breakfast Room And Utility Room
- Garaging And Mature Private Gardens
- Hinchingsbrooke School Catchment

- Well Proportioned Four Bedroom Accommodation
- Two Reception Rooms
- Close To Village School And Green
- Stunning Open Countryside Views



Integral Storm Canopy Over

UPVC double glazed front door to

Entrance Hall

15' 3" x 6' 3" (4.65m x 1.91m)

Single panel radiator, quality laminate flooring, stairs to first floor, central heating thermostat, coving to ceiling, inner door to

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, cabinet storage, re-tiled surrounds, printed vinyl floor covering, extractor unit, single panel radiator.

Sitting Room

18' 9" x 10' 8" (5.71m x 3.25m)

UPVC bay window to front aspect, TV point, telephone point, double and single panel radiators, coving to ceiling, glazed internal door to **Entrance Hall**, dimmer switch, open access to

Dining Room

9' 11" x 9' 6" (3.02m x 2.90m)

UPVC door to garden terrace and UPVC window to rear garden, single panel radiator, coving to ceiling, TV point, glazed internal door to

Kitchen/Breakfast Room

11' 9" x 9' 11" (3.58m x 3.02m)

Fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, drawer units, appliance spaces, single drainer one and a half bowl sink unit with directional mixer tap, plumbing for automatic dishwasher, space for automatic washing machine, integral double electric ovens, integral ceramic hob with bridging unit and extractor fitted above, quality laminate flooring, peninsular unit incorporating breakfast bar, double panel radiator, larder unit, UPVC window to garden aspect.

Utility Room

9' 9" x 4' 2" (2.97m x 1.27m)

UPVC window to garden aspect and storm canopy over glazed UPVC door to side aspect, printed vinyl flooring, fitted in a range of Shaker style cabinets with complementing work surfaces and re-tiled surrounds, inset sink unit with directional mixer tap, appliance units, shelved larder unit, coving to ceiling.

First Floor Galleried Landing

Access to insulated loft space, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

16' 6" x 10' 6" (5.03m x 3.20m)

Wardrobe range with hanging and storage, single panel radiator, UPVC window to front aspect, TV point, coving to ceiling.

En Suite Shower Room

Re-fitted in a three piece suite comprising low level WC, wash hand basin with work surfaces, shaver point, screened shower enclosure with independent shower unit fitted over, printed vinyl flooring, single panel radiator, UPVC window to front aspect, extractor, shaver point, coving to ceiling.

Bedroom 2

12' 2" x 8' 5" (3.71m x 2.57m)

UPVC window to front aspect, single panel radiator, wardrobe range with hanging and storage, coving to ceiling.

Bedroom 3

10' 0" x 7' 5" (3.05m x 2.26m)

UPVC window to garden aspect, single panel radiator, wardrobe with hanging and storage, coving to ceiling.

Bedroom 4

8' 6" x 6' 7" (2.59m x 2.01m)

UPVC window to rear aspect, radiator, wardrobe with hanging and storage.

Family Bathroom

9' 10" x 7' 3" (3.00m x 2.21m)

Fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and drawer unit storage, screened shower enclosure with shower unit over, panel bath with hand mixer shower, printed vinyl flooring, coving to ceiling.

Outside

The property is pleasantly positioned at the end of a quiet cul de sac. There is parking provision for three vehicles accessing the **Single Garage** with single up and over door, power and lighting, The side is enclosed by panel fencing and hedgerow screening. The rear garden is south west facing pleasantly arranged and private with an extensive paved terrace, well tended lawns and ornamental shrubs and flower beds, a pleasant Summer house, further areas of paving, outside tap and lighting, a retractable sun canopy to the rear of the **Dining Room**, an additional paved area to the side of the house, the garden is enclosed by panel fencing and picket fencing enjoying an open aspect to the rear with gated access to the front.

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 - E

