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## 11 Bridge End, Earith PE28 3PT

£290,000

- Generously Sized Character Cottage
- Kitchen Breakfast Room
- Family Bathroom and GF Cloakroom
- Enclosed Garden

- Separate Living Room and Dining Room
- Three Bedrooms
- Double Garage And Drive Way
- Views Over The Village Playing Field



### UPVC Double Glazed Door To

#### Dining Room

16' 2" x 11' 10" (4.93m x 3.61m)

Double glazed window to front aspect, recessed down lighters, radiator, stairs to first floor, tiled flooring, feature cast iron gate.

#### Living Room

13' 0" x 11' 5" (3.96m x 3.48m)

Double glazed window to front aspect, central wood burning stove with tiled hearth and timber bressumer over, radiator, laminate flooring.

#### Rear Lobby

UPVC double glazed stable door to rear aspect, coats hanging area tiled flooring.

#### Cloakroom

Double glazed window to rear aspect, fitted in a two piece suite comprising low level WC, wash hand basin, access to loft space, wall mounted gas central heating boiler serving hot water system and radiators, tiled flooring.

#### Kitchen/Breakfast Room

13' 1" x 8' 10" (3.99m x 2.69m)

Two double glazed windows to rear aspect, fitted in a range of base, drawer and wall mounted units with wood work surfaces and tiled surrounds, plate racks, Butler style sink unit, space and plumbing for washing machine, integrated dishwasher, free standing range style cooker, radiator, tiled flooring.

#### First Floor Landing

Double glazed window to rear aspect, access to loft space, storage cupboard, recessed down lighters.

#### Bedroom 1

12' 5" x 11' 8" (3.78m x 3.56m)

Double glazed window to rear aspect, radiator, bespoke wardrobe with folding doors, hanging and shelving, exposed floor boards.

#### Bedroom 2

13' 1" x 8' 11" (3.99m x 2.72m)

Sloping ceiling, Velux window to rear aspect, two wall light points, radiator.

#### Bedroom 3

12' 2" x 6' 7" (3.71m x 2.01m)

Double glazed widow to front aspect, radiator,

#### Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, 'P' shaped panel bath with shower unit over and mixer tap hand shower, full ceramic tiling, heated towel rail, tiled flooring.

#### Outside

To the side of the property there is a block paved and gravel drive way providing off road parking for two vehicles leading to the **Detached Double Garage** with up and over doors, power, lighting and personal door to the side. The rear garden is laid to artificial lawn with patio seating area, outside lighting, outside tap, gated access to side and enclosed by panel fencing and brick walling.

#### Tenure

Freehold

Council Tax Band - C

