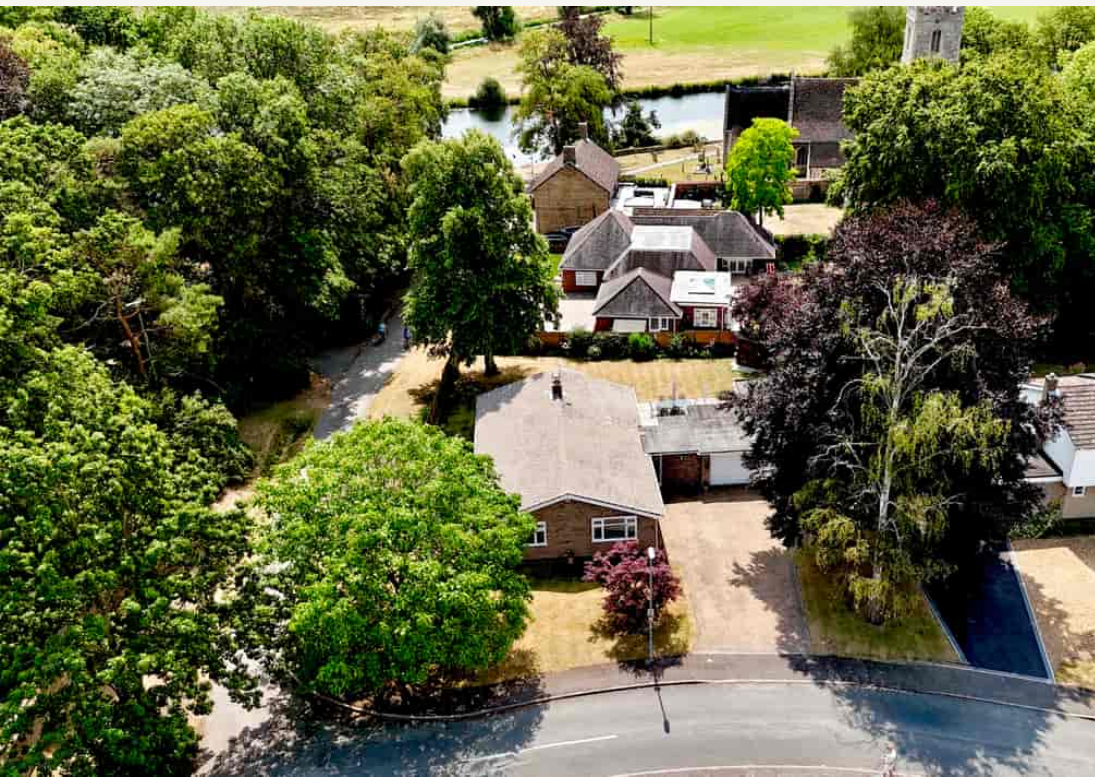


3, THE SPINNEY

HARTFORD • PE29 1YP





3, THE SPINNEY

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- Prestigious Hartford Village Location
- Three Double Bedrooms
- Re-Fitted Sanitaryware
- Double Garaging And Adjoining Garage
- Beautifully Appointed Throughout
- Re-Fitted Quality Kitchen/Breakfast Room
- En Suite To Principal Bedroom
- Close To Hartford Church

This exceptional, individual bungalow offers beautifully appointed accommodation within one of Hartford's most prestigious addresses. The bungalow offers generous, extended living space, re-fitted kitchen/breakfast room and a lovely sized conservatory enjoying views across the gardens. There is plenty of private parking, double garaging and adjoining garage and even a wine cellar. A fabulous bungalow overall that must be viewed to be fully appreciated. Prime location close to the village church.

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Town & Country

Guide Price £695,000

Huntingdon branch: 01480 414800
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INTEGRAL STORM CANOPY OVER

Composite panel door to

ENTRANCE HALL

11' 9" x 8' 4" (3.58m x 2.54m)

Double panel radiator, Karndean flooring, airing cupboard housing gas fired central heating boiler serving hot water system and radiators, central heating thermostat, glazed internal door to **Double Garage**.

WALK IN CLOAKS CUPBOARD

5' 8" x 3' 3" (1.73m x 0.99m)

UPVC window to rear aspect.

KITCHEN/BREAKFAST ROOM

22' 8" x 13' 11" (6.91m x 4.24m)

French doors access garden terrace and UPVC window to rear aspect, fitted in a range of quality Shaker style base and wall mounted cabinets in contrasting colours, drawer units, pan drawers, glass fronted display cabinets, integral wine racks, Corian work surfaces and up-stands, central dividing peninsular unit incorporating additional cabinets and drawer units, single drainer one and a half bowl stainless steel sink unit with directional mixer tap, recessed lighting, integral five ring RangeMaster hob with contemporary RangeMaster extractor





fitted above, under unit lighting, integral double AEG ovens, integrated automatic dishwasher and fridge freezer, recessed lighting, double panel radiator, glazed internal doors access

SITTING ROOM

18' 1" x 15' 1" (5.51m x 4.60m)

French doors accessing **Garden Room/Conservatory** to the rear, TV point, telephone point, central contemporary flush fitted Living Flame coal effect gas fire, fixed display shelving, coving to ceiling, wall light points, UPVC leaded light window to rear aspect.

ALL SEASONS CONSERVATORY

18' 4" x 12' 10" (5.59m x 3.91m)

Of brick based, UPVC double glazed double polycarbonate construction, french doors to garden terrace to the rear, ceramic tiled flooring.

INNER HALL

15' 0" x 7' 6" (4.57m x 2.29m)

Recessed lighting, coving to ceiling, parquet flooring, access to insulated loft space, central bespoke shelving units, opening up to additional concealed shelved cabinets.

FAMILY BATHROOM

11' 4" x 6' 11" (3.45m x 2.11m)

Re-fitted in a quality range of white sanitaryware comprising panel bath with hand mixer shower and wall draining mixer tap, contour border tiles and extensive ceramic tiling, shaver point, UPVC windows to side aspect, recessed lighting, extractor, chrome heated towel rail, suspended oversized vanity wash hand basin with cabinet storage and mixer tap, low level WC with concealed cistern, screened oversized shower enclosure with multi head independent shower unit fitted over, composite floor covering, recessed lighting.

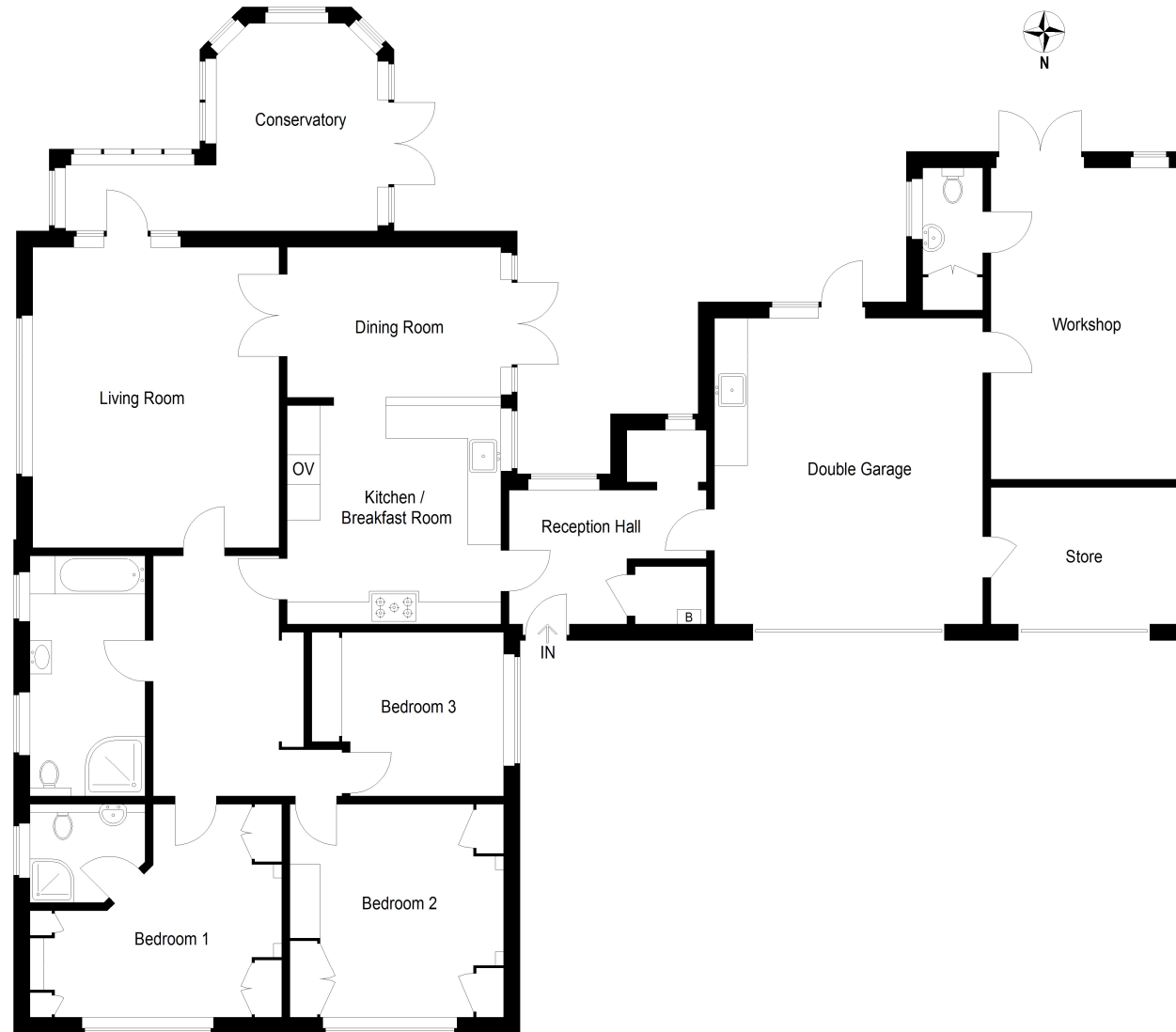
PRINCIPAL BEDROOM

15' 2" x 12' 10" (4.62m x 3.91m)

UPVC window to front aspect, double panel radiator, extensive range of furniture incorporating dresser, wall cabinets with overlit



Approximate Gross Internal Area (Including Garage) = 210.5 sq m / 2266 sq ft



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. (ID1222797)
Housepix Ltd

pelmet, twin cupboards and two double wardrobe units with overbed bridging units and bedside drawers, coving to ceiling.

EN SUITE SHOWER ROOM

7' 6" x 6' 9" (2.29m x 2.06m)

Fitted in a range of quality white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, chrome heated towel rail, wall mounted cabinets with overlit pelmet, UPVC window to side aspect, screened shower enclosure with independent multi head shower unit fitted over, chrome heated towel rail, LVT flooring, contour border tiling.

BEDROOM 2

13' 5" x 12' 11" (4.09m x 3.94m)

UPVC leaded light window to front aspect, double panel radiator, extensive bedroom furniture incorporating bedside drawers, overbed bridging units, double wardrobe with hanging and storage, dresser, extensive drawer units, wall mounted cabinets, coving to ceiling.

BEDROOM 3

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

UPVC window to front aspect, single panel radiator, bespoke range of office furniture incorporating, drawer units, wall mounted cabinets with under unit lighting, coving to ceiling.

DOUBLE GARAGE

18' 0" x 16' 1" (5.49m x 4.90m)

Electrically operated roller door, UPVC window and door to garden aspect, incorporating **Utility Area** with base mounted units, inset Butler sink unit and mixer tap, wall mounted cupboards, plumbing for automatic washing machine. **Wine Cellar** with the capacity for 250 to 300 bottles.

ADJOINING WORK SHOP

18' 10" x 11' 3" (5.74m x 3.43m)

UPVC French doors to garden terrace, power, lighting, recessed lighting, inner door to

CLOAKROOM

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap, extensive tiling, extractor, wall light points, double cloaks cupboard, shelved cupboard, chrome heated towel rail.

STORE ROOM

11' 2" x 9' 1" (3.40m x 2.77m)

Electrically operated roller door, power and lighting, formerly an adjoining garage sub-divided to provide workshop.

OUTSIDE

There is an extensive frontage with a generous brick paviour driveway giving parking provision for several vehicles accessing the **Garaging** as described. The frontage is primarily lawned and positioned on a corner plot and stocked with ornamental trees. The rear garden is beautifully arranged, private and mature with an extensive paved terrace finished in Indian Sandstone, lawned with a pleasant timber Summerhouse, outside tap and lighting and enclosed by a combination of panel fencing and trellis work with several notable trees. The garden is private, mature and secluded.

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
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