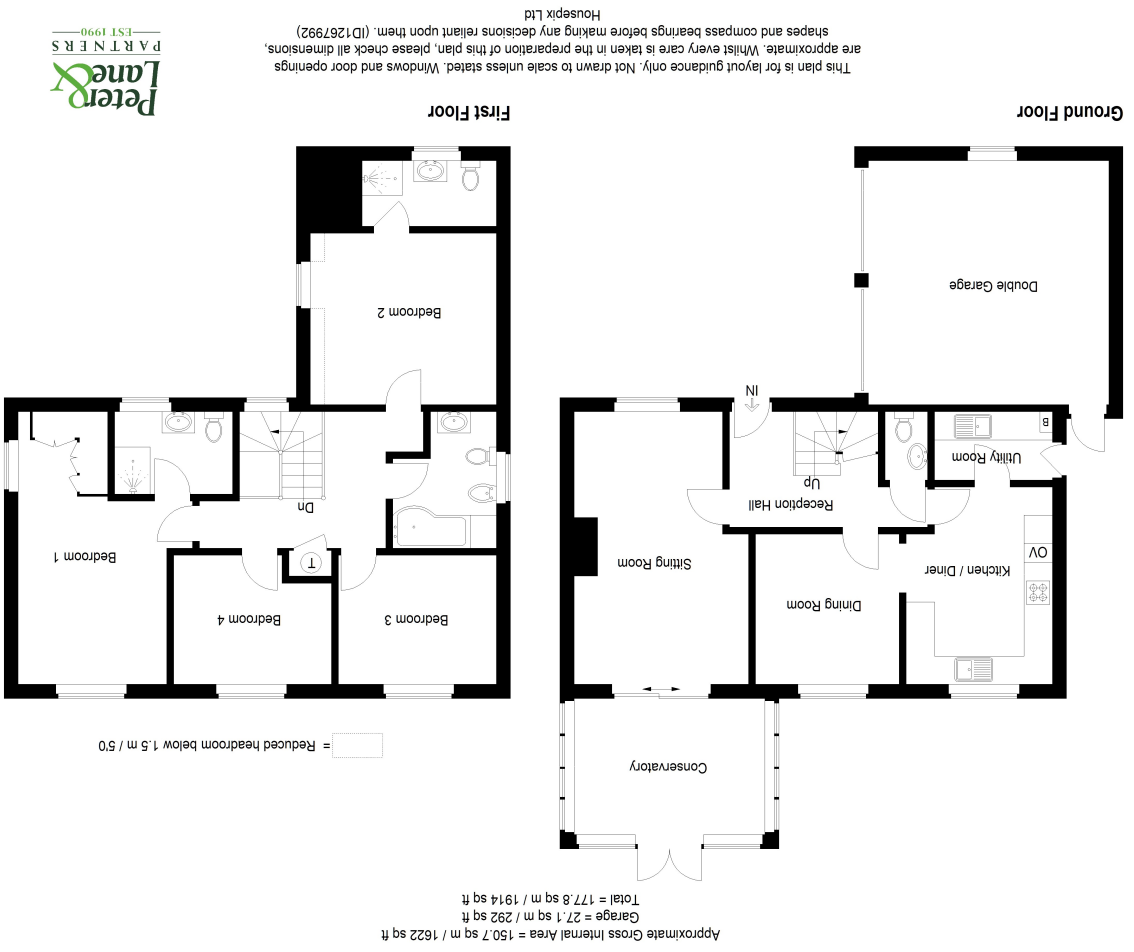


**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day

**Huntingdon** St Neots 32 Market Square 60 High Street  
**St Neots** 32 Market Square 60 High Street  
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- ##OFFERS CONSIDERED BETWEEN £550,000 - £575,000##
- Immaculate Detached Family Home
- Spacious Sitting Room And Conservatory
- Cloakroom And Utility Room
- Well Appointed Frontage And Generous Sized Rear Garden

- Four Double Bedrooms
- Two En Suites And Family Bathroom
- Impressive Open Plan Re-Fitted Kitchen/Dining Room
- Double Garage And Driveway Parking For Several Vehicles
- Ever Desirable Birds Development



**Panel Door With Double Glazed Insert To**

**Reception Hall**

Coving to ceiling, radiator, understairs storage cupboard, coats hanging area, stairs to first floor, wall mounted central heating thermostat.

**Cloakroom**

Re-fitted in a two piece suite comprising low level WC, vanity wash hand basin with tiling, extractor fan, heated towel rail.

**Sitting Room**

19' 2" x 11' 10" (5.85m x 3.62m)

A double aspect room with double glazed window to front aspect and double glazed sliding patio doors to **Conservatory**, coving to ceiling, two radiators, central feature stone fireplace with attractive surround, tiled hearth and inset coal effect gas fire.

**Conservatory**

12' 2" x 9' 8" (3.70m x 2.95m)

Double glazed windows over looking garden, double glazed French doors to patio, feature brick work.

**Open Plan Kitchen/Dining Room**

21' 6" x 13' 7" maximum (6.55m x 4.14m)

Two double glazed windows to rear aspect, re-fitted in a range of base and wall mounted units, drawer units, complementing work surfaces with up-stands, stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated electric oven and induction hob with feature coloured glass splash back and cooker hood, integrated dishwasher, space for fridge freezer, recessed downlighters, vertical radiator and single panel radiator.

**Utility Room**

7' 7" x 5' 2" (2.32m x 1.57m)

UPVC double glazed door to side aspect, re-fitted in a range of base and wall mounted units, stainless steel single drainer sink unit with mixer tap, complementing work surface and up-stands, central heating boiler serving hot water system and radiators, fuse box and master switch, space and plumbing for washing machine, space for tumble dryer, radiator.

**First Floor Galleried Landing**

Double glazed window to front aspect, radiator, airing cupboard housing hot water cylinder and shelving.

**Principal Bedroom**

19' 4" maximum x 10' 7" (5.89m x 3.23m)

A double aspect room with double glazed windows to side and rear, two radiators, dressing area.

**En Suite Shower Room**

8' 6" x 6' 3" (2.60m x 1.91m)

Double glazed window to front aspect, re-modelled in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle with shower unit over, aqua boarding, complementing tiling, shaver point, chrome heated towel rail.

**Guest Bedroom**

13' 2" x 12' 1" (4.01m x 3.7m)

Double glazed window to front aspect, radiator, sloping ceiling.

**Guest En Suite Shower Room**

8' 1" x 4' 9" (2.46m x 1.46m)

Double glazed window to front aspect, remodelled in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle with shower unit over, complementing tiling, heated towel rail.

**Bedroom 3**

11' 6" x 9' 4" (3.5m x 2.85m)

Double glazed window to rear aspect, radiator.

**Bedroom 4**

11' 1" x 9' 4" (3.38m x 2.85m)

Double glazed window to rear aspect, radiator, laminate flooring.

**Family Bathroom**

12' 2" x 7' 1" (2.90m x 2.17m)

Double glazed window to side aspect, re-fitted in a four piece suite comprising low level WC, vanity wash hand basin, bidet, 'P' shaped panel bath with glazed shower screen, mixer tap hand shower, complementing tiling, shaver point, heated towel rail.

**Outside**

There is a block paved driveway providing off road parking for a number of vehicles leading to the **Double Garage** with twin up and over doors with power and lighting, window to side, door to garden. The front garden has Laurel screening, decorative stone beds, planting and outside light. Side gated access leads through to the rear garden with block paved patio seating area, laid to lawn, timber arbour, planted borders, outside tap and security light. Side area housing garden shed and security light. All enclosed by panel fencing 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 - F

