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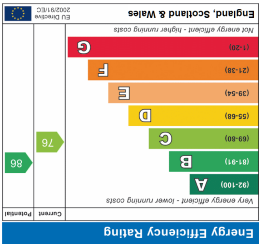
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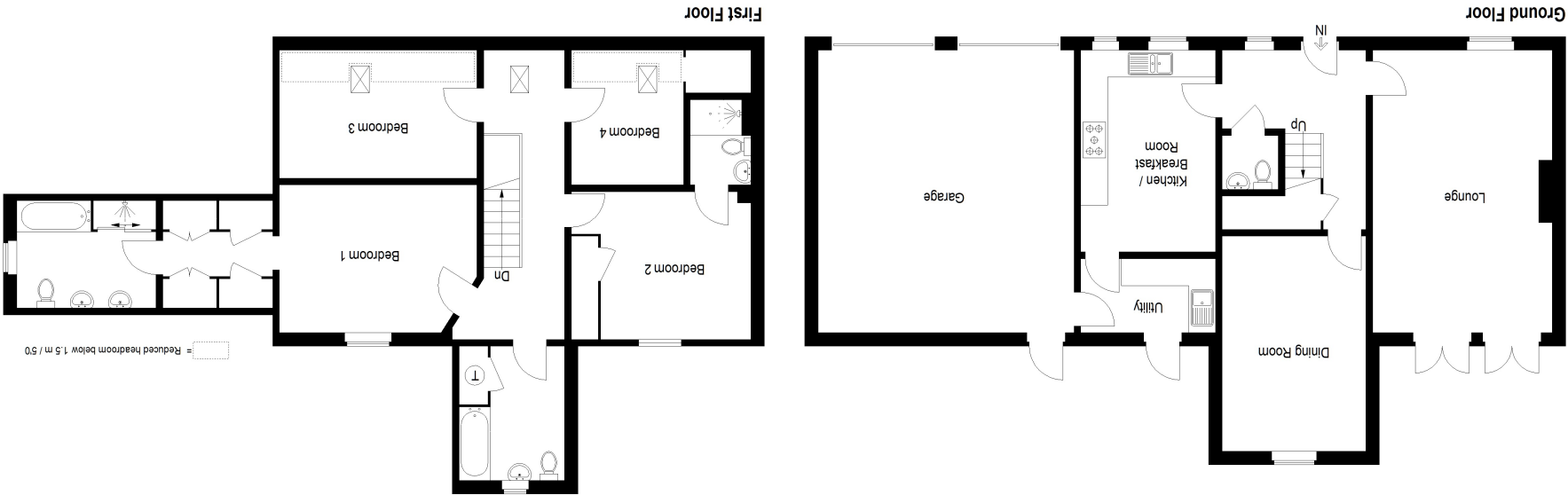
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID979440)

Houseplox Ltd



Approximate Gross Internal Area (Including Garage)
202.6 sq m / 2181 sq ft

- Modern Barn Style Detached Family Home
- Two En Suite Facilities
- Stunning Kitchen/Breakfast Room
- Double Garage
- Courtyard Setting

- Four Bedrooms
- Two Generous Sized Reception Rooms
- Utility Room And Cloakroom
- Attractive Landscaped Rear Garden

Timber door with double glazed insert

Reception Hall

Stairs to first floor, ceramic tiled flooring, radiator, under stairs storage cupboard.

Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, ceramic tiled flooring.

Living Room

20' 8" x 13' 1" (6.30m x 3.99m)

A double aspect room with double glazed window to front aspect and two sets of French double glazed doors to rear aspect, two radiators, central stone feature fireplace with inset gas coal effect fire.

Dining Room

15' 9" x 10' 6" (4.80m x 3.20m)

Double glazed window to rear aspect, radiator.

Kitchen/Breakfast Room

14' 8" x 10' 2" (4.47m x 3.10m)

Double glazed window to front aspect, re-fitted in a stunning range of base, drawer and wall mounted units with quartz complementing work surfaces and up-stands, under unit lighting, Quooker hot tap, a range of integrated appliances incorporating dishwasher, combination oven with warming drawer, induction hob, fridge and freezer, recessed down lighters, ceiling heater, ceramic tiled flooring.

Utility Room

9' 9" x 5' 4" (2.97m x 1.63m)

Door to rear aspect, fitted in a range of base, drawer and wall mounted units, stainless steel single drainer sink unit with mixer tap, complementing work surfaces and tiling, space and plumbing for washing machine, space for tumble dryer, coats hanging area, door to **Double Garage**, ceramic tiled flooring, radiator.

First Floor Landing/Study Area

Roof light window, radiator, access to loft space.

Principal Bedroom

14' 5" x 11' 2" (4.39m x 3.40m)

Double glazed window to rear aspect, radiator, sloping ceiling, opening to

Dressing Area

A range of built in wardrobes with hanging, shelving and storage space.

En Suite Bathroom

9' 8" x 7' 4" (2.95m x 2.24m) Double glazed window to side aspect, recessed down lighters, radiator, fitted in a five piece suite comprising low level WC, twin counter top sinks with mixer taps and cupboards beneath, double shower cubicle, panel bath with mixer shower attachment over, complementing tiling.

Bedroom 2

10' 8" x 10' 7" (3.25m x 3.23m)

Double glazed window to rear aspect, radiator, double built in wardrobe with hanging and shelving, sloping ceiling.

En Suite Shower Room

Fitted in a white three piece suite comprising low level WC, wash hand basin, double shower cubicle, complementing tiling, recessed down lighters, radiator.

Bedroom 3

14' 5" x 9' 2" (4.39m x 2.79m)

Sky light window to front aspect, radiator, sloping ceiling.

Bedroom 4

9' 10" x 8' 2" (3.00m x 2.49m)

Sky light window to front aspect, sloping ceiling, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, recessed downlighters, complementing tiling, radiator, airing cupboard housing hot water cylinder.

Outside

The front garden is open plan and laid to lawn with shrubs and outside lighting. The gravel driveway provides off road parking for four vehicles and leads to the **Double Garage** measuring 18'8" x 17'9" (5.68m x 5.40m) with twin up and over doors, power and lighting. Side gated access leads to the stylish landscaped rear garden with outside tap, lighting, patio area, sleeper raised borders. decked seating area with inset lighting, wood store. The rear garden is enclosed by brick walling and panel fencing.

Tenure

Freehold

Council Tax Band - E

