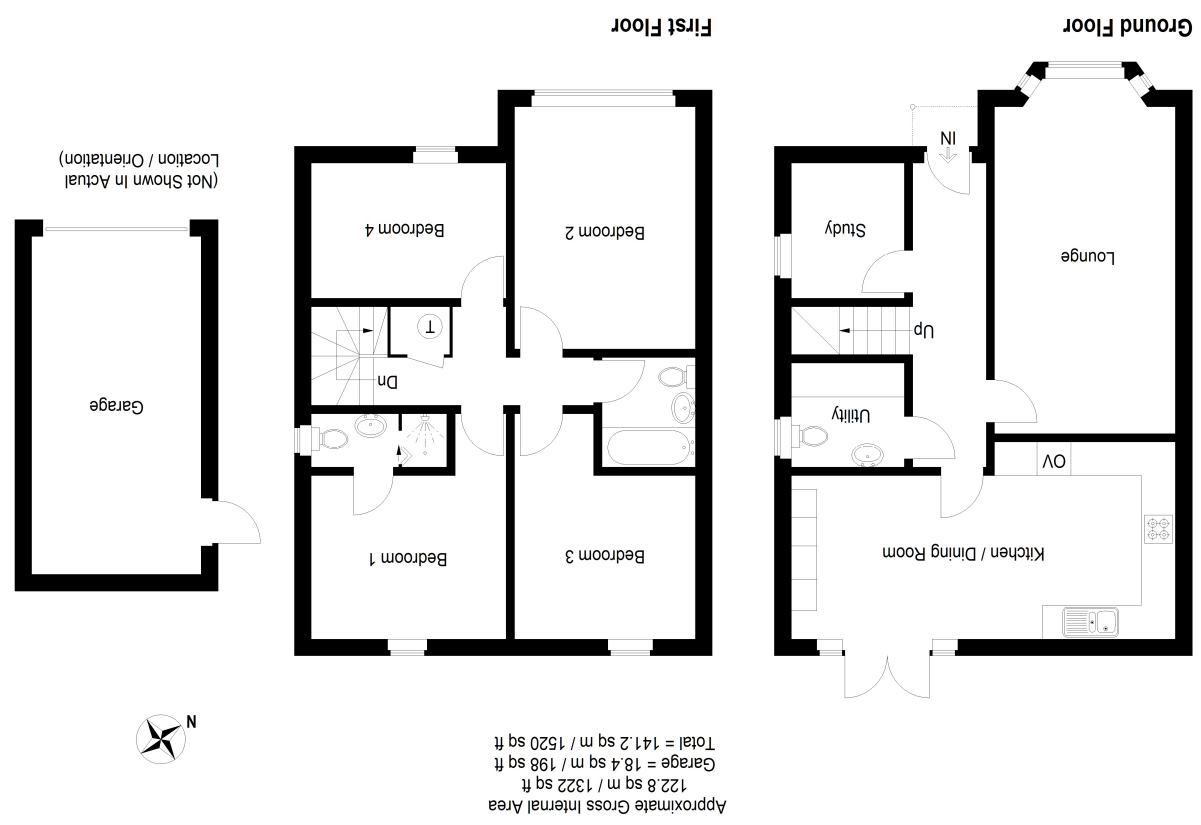


Huntingdon St Neots 60 High Street
 St Neots 32 Market Square
 Kimbolton 24 High Street
 Kimbolton 15 Tayer St, London
 Mayfair Office Cashel House
 Tel: 01480 414800
 Tel: 01480 406400
 Tel: 01480 860400
 Tel: 0870 1127099

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



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. (ID1137127)
 Housepik Ltd



- Bellway Homes Built Family Home
- Sitting Room And Study
- Enclosed Garden
- Popular Brampton Gate Development

- Four Double Bedrooms
- En Suite And Utility Room
- Hinchingsbrooke School Catchment
- Desirable Village Location



Composite Glazed Panel Door To

Entrance Hall

19' 2" x 3' 8" (5.84m x 1.12m)

Double panel radiator, stairs to first floor, Amtico flooring.

Cloakroom

6' 8" x 6' 5" (2.03m x 1.96m)

Incorporating **Utility Area** Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap and tiling, double panel radiator, base and larder units in grey tone Shaker style, wall mounted consumer unit, appliance spaces, UPVC window to side aspect, extractor, Amtico flooring.

Study

8' 0" x 6' 11" (2.44m x 2.11m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator.

Sitting Room

21' 6" x 11' 4" (6.55m x 3.45m)

UPVC bay window to front aspect, two double panel radiators, TV point, telephone point.

Kitchen/Breakfast/Family Room

22' 4" x 11' 6" (6.81m x 3.51m)

A generously proportioned open plan space with UPVC French doors to garden terrace and UPVC window to rear, fitted in a range of Shaker style grey tone cabinets with complementing work surfaces and up-stands, drawer units, pan drawers, under unit lighting, single drainer one and a half bowl stainless steel sink unit with mixer tap, double electric oven and integral gas hob with suspended extractor fitted above, recessed lighting, a selection of integrated appliances incorporating automatic dishwasher, fridge freezer, cabinet range with glass fronted display units and fixed display shelving, Amtico flooring.

First Floor Galleried Landing

UPVC window to side aspect, access to insulated loft space, airing cupboard housing pressurised hot water system and shelving.

Bedroom 1

13' 0" x 11' 6" (3.96m x 3.51m)

UPVC window to rear aspect, double panel radiator, inner access to

En Suite Shower Room

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, screened shower enclosure with independent shower unit fitted over, recessed lighting, chrome heated towel rail, extractor, UPVC window to side aspect, Amtico flooring.

Bedroom 2

13' 9" x 10' 5" (4.19m x 3.17m)

UPVC window to front aspect, double panel radiator, wardrobe range (available by discussion).

Bedroom 3

13' 1" x 10' 11" (3.99m x 3.33m)

UPVC window to garden aspect, double panel radiator, extensive wardrobe range (available by discussion).

Bedroom 4

13' 10" x 11' 10" (4.22m x 3.61m)

UPVC window to front aspect, double panel radiator, wardrobe (available by discussion).

Family Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin, panel bath with folding screen, mixer tap and independent shower unit fitted over, recessed lighting, extensive ceramic tiling, chrome heated towel rail, extractor, Amtico flooring.

Outside

The front garden is neatly arranged stocked with shrubs and enclosed by wrought iron rails . The brick paviour driveway extends to the side giving provision for two to three vehicles accessing the **Detached Single Garage** with single up and over door, power, lighting and private door to the side. The rear garden has a paved seating area, areas of lawn, outside tap and lighting, an additional paved seating area to the rear of the garage, the garden is enclosed by a combination of panel fencing.

Tenure

Freehold

Council Tax Band - E

