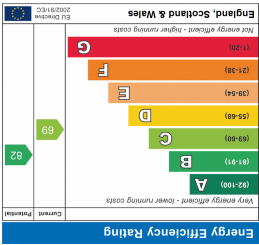
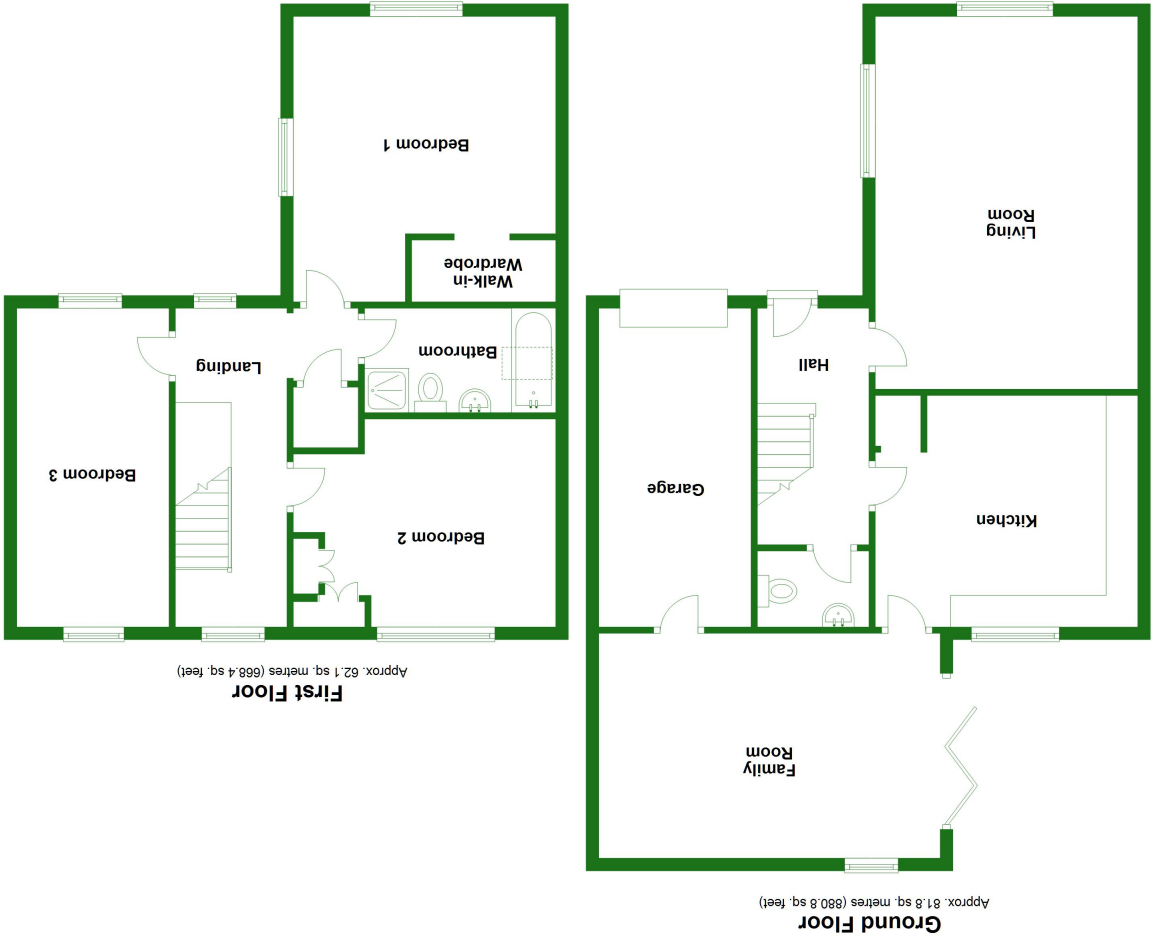


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



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

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



- Thoughtfully Extended Family Home
- Home Office/Studio
- Garaging And Drive Way
- Desirable Village Location

- Versatile Three/Four Bedroom Accommodation
- Mature And Private Gardens
- Good Standard Of Presentation



Recessed Storm Porch Over

UPVC double glazed front door to

Reception Hall

13' 1" x 5' 11" (3.99m x 1.80m)

Single panel radiator, stairs to first floor, under stairs storage cupboard, coving to ceiling, recessed lighting, Karndean flooring.

Cloakroom

5' 7" x 3' 11" (1.70m x 1.19m)

Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap and ceramic tiling, shelved display recess, extractor, heated towel rail, Karndean flooring, coving to ceiling.

Kitchen/Breakfast Room

13' 5" x 12' 2" (4.09m x 3.71m)

Fitted in a range of Shaker style base and wall mounted cream cabinets with complementing work surfaces and tiled surrounds, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, UPVC window to garden aspect to the rear, drawer units, pan drawers, recessed lighting, concealed gas fired central heating boiler serving hot water system and radiators, storage cupboard, double panel radiator, Karndean flooring, glazed internal door accesses

Family Room/Bedroom 4

18' 4" x 11' 10" (5.59m x 3.61m)

A light contemporary space with high vaulted ceiling and timber detailing, a double aspect room with bi-fold doors accessing garden terrace to the rear and UPVC picture window to the rear, electric panel heater, central contemporary remote controlled Living Flame electric recessed fire, composite floor covering, internal door to

Single Integral Garage

17' 5" x 7' 10" (5.31m x 2.39m)

Power, lighting and single up and over door.

Sitting Room

19' 4" x 13' 5" (5.89m x 4.09m)

A light double aspect room with UPVC bow window to front aspect and UPVC window to side, wall light points, TV point, telephone point, central fire place with inset electric fire with moulded timber surround, two radiators, coving to ceiling.

First Floor Galleried Landing

UPVC windows to front and rear aspects, recessed lighting, airing cupboard housing pressurised hot water system, coving to ceiling.

Family Bathroom

10' 2" x 5' 3" (3.10m x 1.60m)

Fitted in a four piece white suite comprising low level WC, vanity wash hand basin with mixer tap, . panel bath with mixer tap, full ceramic tiling with glass contour border tiling, vanity mirror, wall light point, screened shower enclosure with independent shower unit fitted over, hated chrome towel rail, access to loft space, coving to ceiling, Velux window to side aspect, Karndean flooring.

Bedroom 1

14' 9" x 13' 5" (4.50m x 4.09m)

UPVC windows to two front aspects, single panel radiator, wall light points, coving to ceiling, walk in wardrobe with hanging and shelving.

Bedroom 2

16' 9" x 7' 10" (5.11m x 2.39m)

A double aspect room with UPVC windows to front and rear aspects, single panel radiator, coving to ceiling.

Bedroom 3

13' 5" x 10' 10" (4.09m x 3.30m)

UPVC window to rear aspect, single panel radiator, extensive wardrobe range, drawer units, dressing table, wall light points, coving to ceiling.

Outside

To the front is an extensive brick paviour drive way giving provision for three vehicles with a prepared border to the side. The rear garden measures approximately 52' 6" x 49' 3" (16.00m x 15.01m) beautifully arranged and walled to one side, primarily lawned with beautifully stocked flower borders, specimen shrubs and trees, outside tap and lighting, generous garden shed with power connected and a paved seating area. There is a contemporary **Summer House/Cabin** measuring 11' 6" x 8' 2" (3.51m x 2.49m) with sliding double glazed patio doors to decked terrace, recessed lighting, coving to ceiling, well insulated with power and lighting, currently used as a studio. Gated access extends to the front.

Tenure

Freehold

Council Tax Band - E

