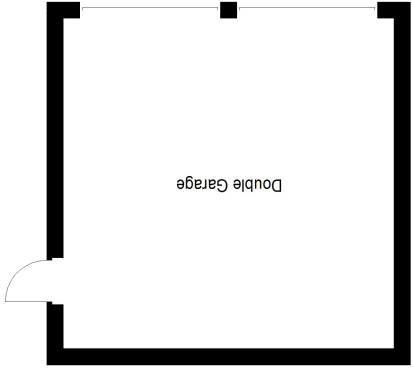


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1 163094)

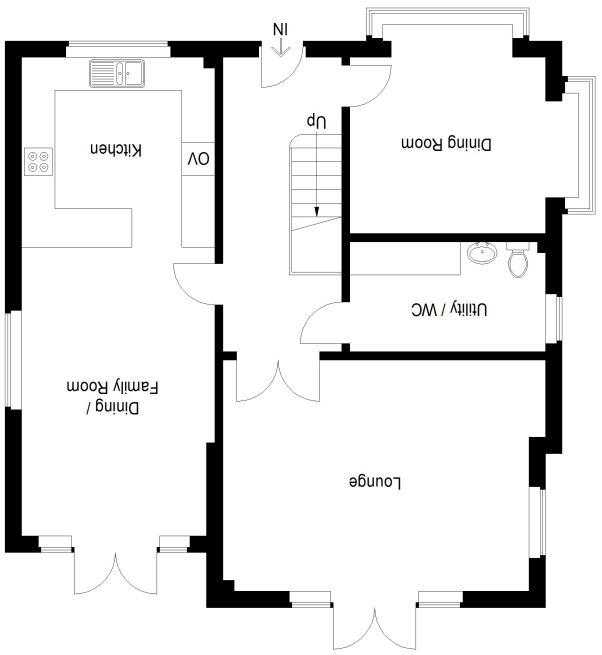
Housepix Ltd



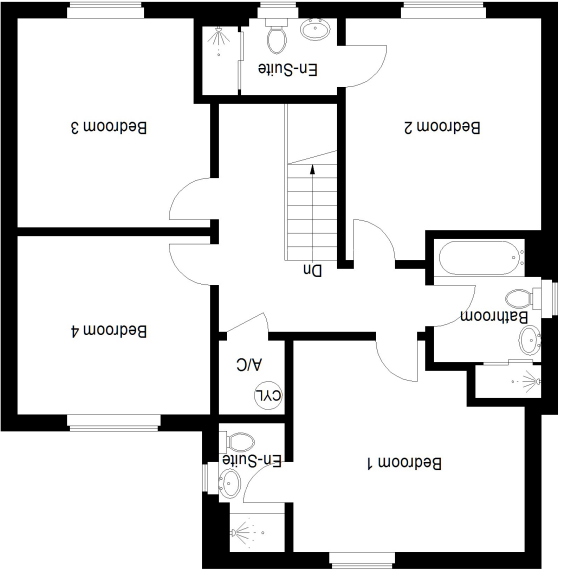
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Approximate Gross Internal Area = 173.2 sq m / 1864 sq ft
Double Garage = 36.9 sq m / 397 sq ft
Total = 210.1 sq m / 2261 sq ft



Huntingdon branch: 01480 414800
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Kimbolton 24 High Street

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Tel : 0870 112 7099

Mayfair Office

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 therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

- An Impressive Detached Family Home
- Two En Suite Facilities
- Stunning Open Plan Kitchen/Family Room
- Ample Driveway Parking
- Cul De Sac Location

- Four Double Bedrooms
- Two Excellent Sized Reception Rooms
- Double Detached Garage
- Overlooking Fields
- Walking Distance To Local Amenities



Composite Double Glazed Door To

Entrance Hall

Radiator, understairs storage recess, wood effect flooring.

Cloakroom/Utility Room

11' 5" x 5' 6" (3.48m x 1.68m)

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, base cupboard with complementing work surface and up-stand, wall mounted consumer unit, space and plumbing for washing machine, space for tumble dryer, radiator, wood effect flooring.

Living Room

17' 9" x 13' 9" (5.41m x 4.19m)

A double aspect room with double glazed window to side and double glazed doors opening to patio, two radiators.

Dining Room

14' 9" x 13' 8" into bay (4.50m x 4.17m)

A double aspect room with double glazed walk in bay windows to front and side elevations, radiator.

Kitchen/Family Room

28' 3" x 11' 5" (8.61m x 3.48m)

A triple aspect room with double glazed windows to front and side aspect, double glazed French doors to patio, part vaulted ceiling, fitted in a comprehensive range of base and wall mounted cabinets with complementing work surfaces with up-stands, drawer units, single drainer sink unit with mixer tap, a range of integrated appliances incorporating electric oven and induction hob with back plate and cooker hood over, integrated fridge and freezer, integrated dishwasher, breakfast bar, wall mounted concealed central heating boiler, recessed downlighters, wood effect flooring.

First Floor Landing

Airing cupboard housing hot water cylinder and shelving, access to loft space, radiator.

Principal Bedroom

13' 10" x 12' 6" (4.22m x 3.81m)

Double glazed window to rear aspect, radiator, two double wardrobes with hanging and shelving.

En Suite Shower Room

Double glazed window, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with shower unit, complementing tiling, recessed downlighters, heated towel rail.

Guest Bedroom

14' 6" x 11' 7" (4.42m x 3.53m)

Double glazed window to front aspect.

Guest En Suite Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with wall mounted shower unit, complementing tiling, recessed downlighters, heated towel rail.

Bedroom 3

12' 2" x 11' 9" (3.71m x 3.58m)

Double glazed window to rear, radiator.

Bedroom 4

11' 8" x 10' 7" (3.56m x 3.23m)

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, double shower cubicle, complementing tiling, recessed downlighters, heated towel rail.

Outside

The block paved driveway provides off road parking for several vehicles leading to the **Oversized Double Detached Garage** with twin up and over doors, power, lighting and private door to side aspect. The front garden is open plan and laid to lawn with outside lighting and power. Side gated access leads to the rear garden with two patio seating areas, outside lighting, tap and power, laid to lawn and enclosed by panel fencing

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

Service Charge - £300.00 per annum (approximately)

Council Tax Band - F

