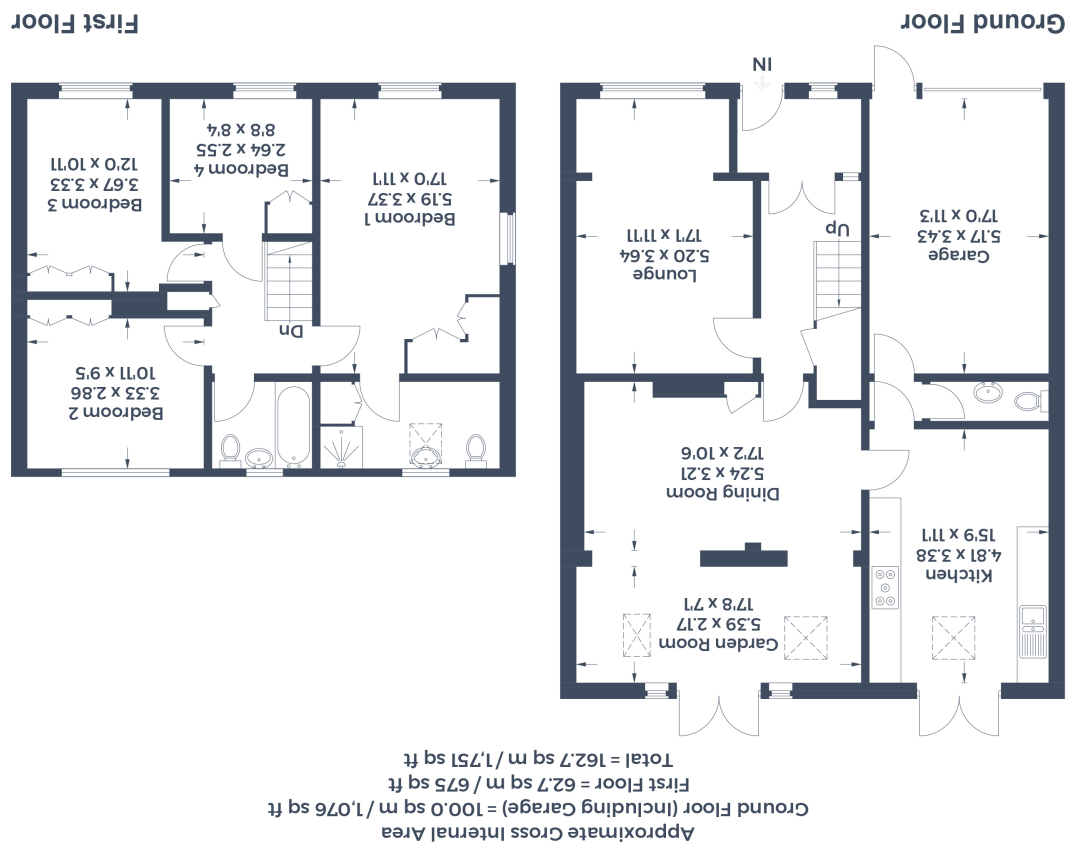


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(85-95)
B	(80-85)
C	(75-80)
D	(70-75)
E	(65-70)
F	(60-65)
G	(55-60)
Very energy inefficient - higher running costs	
England, Scotland & Wales	

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.



- FOUR BEDROOMS with en-suite to principal bedroom
- Spacious bespoke hand-built Kitchen.
- Oversized Garage and ample parking.
- First floor views of the Nature Reserve and lakes.
- Versatile reception rooms.
- Downstairs W.C.
- Gas fired central heating and PVCu double glazing throughout.
- No Forward Chain.

Introduction

Situated in a desirable location in this sought after Village and within walking distance of Little Paxton Nature Reserve, an immaculately presented EXTENDED SEMI-DETACHED HOUSE offering FOUR BEDROOMS with EN-SUITE TO PRINCIPAL BEDROOM and all with fitted wardrobes. The versatile reception rooms include the GARDEN ROOM or STUDY with French doors to the Garden and the stunning hand-built Kitchen is a generous family size, again with French doors to the garden.

The three front facing bedrooms enjoy views of the NATURE RESERVE AND LAKES.

Fully enclosed garden, OVERSIZED GARAGE and ample off road parking.

Offered for sale with NO FORWARD CHAIN.

Ground Floor

Accommodation

Part glazed PVCu door to

Entrance Porch

coved ceiling, wood flooring, glazed double doors to

Reception Hall

stairs to the First Floor Landing, wood flooring, telephone point, coved ceiling, under stairs storage cupboard

Lounge

window to the front aspect, coved ceiling, wood flooring, TV point, feature fireplace with gas fire

Dining Room

coved ceiling with inset spot lighting, wood flooring, radiator, built in cupboard

Garden Room & Study

two rooflight windows, inset spot lighting, wood flooring, radiator, French doors to the rear garden

Kitchen

a hand-built bespoke kitchen comprising base and eye level cupboards, drawer units, work surfaces with tiled splash backs, enamel one and a half bowl sink unit, integrated AEG electric fan assisted double oven, 5 burner gas hob and extractor, integrated dishwasher, plumbing for washing machine, cupboard housing gas fired boiler, engineered Bamboo flooring, radiator, coved ceiling, French doors to the rear garden, roof light window, inset spot lighting

Lobby

coved ceiling, engineered Bamboo flooring, doors to

W.C

W.C, wash hand basin, tiled floor, coved ceiling, radiator

First Floor

First Floor Landing

coved ceiling, airing cupboard with hot water cylinder, loft access (boarded with ladder & light)

Bedroom One

windows to the front aspect with views of Nature Reserve and lakes, window to the side aspect, coved ceiling, radiator, fitted wardrobes

En-Suite Shower Room

fully tiled shower, pedestal wash basin, W.C, frosted window, towel radiator, shelved storage cupboard

Bedroom Two

window to the front aspect with views of Nature Reserve and lakes, coved ceiling, radiator, fitted wardrobes

Bedroom Three

window to the rear aspect, coved ceiling, radiator, built in wardrobes

Bedroom Four

window to the front aspect with views of Nature Reserve and lakes, coved ceiling, radiator, built in wardrobes

Bathroom

bath with Mira electric shower and fully tiled surround, pedestal wash basin, W.C, frosted window, coved ceiling, radiator

Outside

Front Garden & Parking

the front garden is laid to lawn with a gravel driveway allowing off road parking for up to three vehicles

Rear Garden

the rear garden is fully enclosed and laid to lawn with established herbaceous borders, full width patio, outside light and tap, timber garden shed

Garage

an oversized single Garage with up and over door, power, light and personal doors to the front and Lobby

Agents Note

We are obliged to inform you that the seller of this property is an employee of Peter Lane & Partners.

