



13a White Hart Lane, Godmanchester
Cambridgeshire. PE29 2DR

Asking Price
£310,000

Set in central Godmanchester this modern detached family home offers an open plan kitchen/breakfast room & conservatory, a sitting room, a family room/4th bedroom, a downstairs cloakroom, three bedrooms and a bathroom. To the front is a block paved drive and gated access to the back garden.

Full details

The front door leads into an entrance hall with stairs leading to first floor and doors to the cloakroom, family room/bedroom four and the sitting room.

Cloakroom

Hand basin, WC, extractor fan and radiator.

Sitting Room - 4.13m x 3.82m (13'7 x 12'6)

Window to the front, fireplace surround, radiator and a door to the kitchen.

Kitchen/Breakfast Room - 2.64m x 5.92m (8'8 x 19'5)

Fitted with a range of base, wall & drawer units with sink & drainer. Integrated double oven with gas hob, plumbing for washing machine and dishwasher, space for fridge and freezer, radiator, window to the rear and an opening into the conservatory.

Conservatory/Dining Room - 3.00m x 2.97m (9'10 x 9'9)

Double glazed with French doors to the garden and under floor heating.

Family Room/Bedroom Four - 4.06m x 2.79m (13'4 x 9'2)

Window to the front, a storage cupboard and a door to the utility area.

Utility Area - 1.21m x 2.79m (4'0 x 9'2)

Double glazed door to rear garden.

First Floor Landing

Window to the side, doors to the bedrooms & bathroom, an over stairs storage cupboard and loft access.

Bedroom One - 3.36m x 3.89m (11'0 x 12'9)

Window to the front, a radiator and a range of built in wardrobes.

Bedroom Two - 3.42m x 3.89m (11'2 x 12'9)

Window to the rear, a radiator and a range of built in wardrobes.

Bedroom Three - 2.16m x 2.28m (7'1 x 7'6)

Window to the front and a radiator.

Bathroom

P-shaped bath with shower over, wash basin, WC, radiator and window to the rear.

Outside

To the front is a low brick wall, a block paved drive, space for a storage shed, an area laid with artificial grass and gated access to the back garden. The enclosed back garden has two block paved patio areas and an area laid with artificial grass.

Floorplan



Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register www.epcregister.com

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

