



Ground Floor

Entrance Hall
Double glazed windows and door to front, tiled and exposed wooden flooring, radiator, stairs to first floor, under stairs cupboard.

Lounge
3.76m (12'4") max x 3.61m (11'10")
Double glazed bay window to front, radiator.

Kitchen / Breakfast Room
5.30m (17'5") x 2.26m (7'5")
Double glazed windows to side and rear, fitted with a matching range of gloss base and eye level units with wooden worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer, integrated dishwasher and washing machine, space for fridge/freezer, fitted electric oven, hob with pull out extractor hood over, openings to dining room and side lobby.

Dining Room
3.60m (11'10") x 3.30m (10'10")
Exposed wooden flooring, radiator, breakfast bar, opening to:

Garden Room
3.30m (10'10") x 2.51m (8'3")
Double glazed windows and sliding patio door to rear.

Lobby
Double glazed door to front, double glazed window and door to rear, door to garage.

First Floor

Landing
Double glazed window to side, doors to:

Bedroom 1

3.73m (12'3") max x 3.32m (10'11")
Double glazed bay window to front, radiator, range of fitted wardrobes and shelved storage.

Bedroom 2
3.32m (10'11") x 3.21m (10'6")
Double glazed window to rear, fitted wardrobe and shelved storage, radiator.

Bedroom 3
2.41m (7'11") x 2.26m (7'5")
Double glazed window to front, radiator, built in storage cupboard.

Bathroom
Double glazed window to side, fitted with a three piece comprising of a panelled bath, with fitted independent Aqualisa power shower over, vanity base unit with inset wash hand basin, WC, heated towel rail, shaver point, tiled splashbacks, access to loft space.

Outside

To the front, brick wall and timber fence enclosed, gravelled driveway leads to a single garage. The single garage has an up and over door to front, double glazed window to rear and double glazed door to side, fitted base unit with inset sink and cold water feed, power and light connected. The front garden is laid to lawn with mature planted border. To the rear, a split level garden, with two paved patio seating areas, the garden itself is laid mainly to lawn with well stocked mature border, nature pond, various fruit trees, timber fence enclosed, outside tap, and backs onto the golf course.

Further information:
Tenure: Freehold
Council Tax Band: C
EPC Rating: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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PROPERTY SUMMARY

An extended, semi-detached property in a sought after, non estate location. This family home, offers a refitted kitchen and bathroom, two reception rooms, a garden room, a single garage and driveway, a generous enclosed garden, short distances to schools, amenities and backs on to the golf course. Viewing comes highly recommended.

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