

**£1,500 pcm**

Fields View, Fenstanton Road, Hilton, PE28 9JA



**To arrange a viewing call us now on 01480 388 888**

**Deposit £1,600**

A unique opportunity to let this substantial detached home measuring in excess of 2500 sq-ft in a rural location with great road links to the A14 and Cambridge. With pets considered and the option of acreage, if required, this property could be just what you have been searching for. Accommodation briefly comprises, five double bedrooms, three reception rooms, three bathrooms, kitchen/diner and utility room. The property also benefits from a large garage and ample off road parking. Available Immediately. DEPOSIT £1600.



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**Ground Floor**  
Front entrance door to:

**Entrance Hall**  
Radiator, coving to ceiling, stairs leading to first floor.

**Lounge**  
7.39m (24'3") x 4.67m (15'4") max  
Double glazed bay window to front, open fire, five radiators, coving to ceiling, double doors opening to side garden.



**Dining Room**  
4.61m (15'1") x 3.90m (12'10")  
Double glazed bay window to front, fireplace with wood burner, three radiators, coving to ceiling.

**Hall**  
Tiled flooring, coving to ceiling, under stairs storage cupboard.

**Work Room**  
3.82m (12'6") x 2.50m (8'2")  
Double glazed window to side.



**Rear Hallway**  
Radiator, tiled flooring, coving to ceiling, door opening to side.

**Kitchen/Diner**  
5.19m (17') max x 4.63m (15'2")  
Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink with mixer tap, space for fridge/freezer, cooker with extractor hood over, two double glazed windows to rear, double glazed window to side, radiator, tiled flooring, coving to ceiling, door opening to rear.



**Shower Room**  
Fitted with a three piece suite comprising, a walk-in tiled shower area with shower over, a pedestal wash hand basin and a low-level WC, double glazed window to rear, radiator, tiled flooring, coving to ceiling.

**Utility Room**  
3.10m (10'2") x 1.99m (6'7")  
Ceramic butler style sink, double glazed window to rear, radiator, tiled flooring, boiler cupboard.



**First Floor**

**Landing**  
Coving to ceiling, airing cupboard.

**Bedroom 1**  
4.60m (15'1") x 3.79m (12'5")  
Double glazed window to side, double glazed window to rear, fitted range of wardrobes, radiator, coving to ceiling.

**En-suite Shower Room**  
Fitted with three piece suite comprising, a double shower enclosure with shower over, a wash hand basin, and a low-level WC, heated towel rail, extractor fan, full height ceramic tiling to all walls, double glazed window to rear, tiled flooring, coving to ceiling.

**Bedroom 2**  
4.60m (15'1") x 3.91m (12'10")  
Double glazed bay window to front, two radiators, coving to ceiling.

**Bedroom 3**  
4.69m (15'5") x 3.60m (11'10")  
Double glazed bay window to front, two radiators, coving to ceiling, double glazed window to front, storage cupboard with double glazed window to front.

**Bedroom 4**  
3.60m (11'10") x 3.59m (11'9")  
Double glazed window to side, radiator, coving to ceiling, built in double wardrobe.

**Bedroom 5**  
4.62m (15'2") x 3.14m (10'4")  
Double glazed window to rear, fitted range of wardrobes and dressing table, radiator, coving to ceiling.

**Bathroom**  
Fitted with a four piece suite comprising, an oversized Jacuzzi bath, a pedestal wash hand basin, a corner shower cubicle with shower over, and a low-level WC, tiled splash backs, heated towel rail, extractor fan, double glazed window to side, tiled flooring, coving to ceiling, ceiling spotlights.

**Outside**  
The property benefits from front, side and a rear gardens. A driveway provides ample off road parking and leads to large garage.

**Agents Note**  
Additional acreage is available if required. Internal photos to follow shortly.

**EPC RATING - TBC**

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