



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

#### Ground Floor

Entrance Hall

Lounge  
4.84m (15'10") x 3.86m (12'8")

Kitchen/Dining Room  
3.33m (10'11") x 3.32m (10'11")

Shower Room

Bedroom One  
4.05m (13'4") x 3.17m (10'5")

Bedroom Two  
3.33m (10'11") x 2.72m (8'11")

Bedroom Three  
2.41m (7'11") x 2.40m (7'11")

Outside

The property sits on a generous plot size, offering a raised front garden, large driveway providing ample parking and leading to a single garage. There is gated access leading to the rear garden which features a patioed seating area, large lawn, gravelled area and mature hedging boarding.

Further Information

Tenure: Freehold

Council Tax Band: D

EPC: D

Agents Note: The property benefits from approved planning permission – please speak to one of our team members for further details.

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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GUIDE PRICE

**£400,000**

**Mill Road**

Little Stukeley, Huntingdon, PE28 4BD

## PROPERTY SUMMARY

A beautifully presented and rarely available detached bungalow with planning permission approved to further extend and improve. Sitting centrally on its plot, the property offers three bedrooms, a generous lounge, kitchen dining room and shower room. Outside, a large front garden, driveway for multiple cars leading to a single garage and a well proportioned rear garden stocked with mature hedging and patio seating area. Situated in a idyllic village location, yet close to main road and transport links, a viewing comes highly recommended.

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