



22 Crane Close  
Huntingdon, PE28 3YG  
**£1,500 Per month**

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## 22 Crane Close Huntingdon, PE28 3YG

- Access to village amenities
- Cul-de-sac location
- Unfurnished
- Private garden
- What3words: [///computers.eminent.store](#)

Situated in the desirable village of Somersham, offering a peaceful atmosphere and a charming country lifestyle, this well-presented three-bedroom detached home is tucked away within a well-positioned cul-de-sac, providing convenient access to local shops and excellent road links.

To the front of the property, you are welcomed by a quaint lawned garden, a driveway providing off-road parking for two vehicles, a garage store and side access leading to the rear garden. The rear garden is thoughtfully maintained, featuring a neat lawn, attractive flower beds along the right-hand border, and a patio area directly accessible via French doors.

Upon entering the home, you are greeted by a neutral décor and an abundance of natural light. The L-shaped hallway provides access to a convenient downstairs W/C, complete with a toilet and basin, as well as useful under-stairs storage.

The lounge is generously sized





and fully carpeted, with French doors that open onto the rear garden, allowing natural light to fill the space. To the right, a converted garage offers a versatile additional living area, complete with a built-in media wall and LED ceiling lights.

The modern kitchen/diner can be accessed via an archway from the lounge or from the end of the hallway. It offers ample storage and is fitted with integrated appliances, including a washing machine, dishwasher, gas hob and electric oven. The dining area can accommodate for a family-sized table for up to six people.

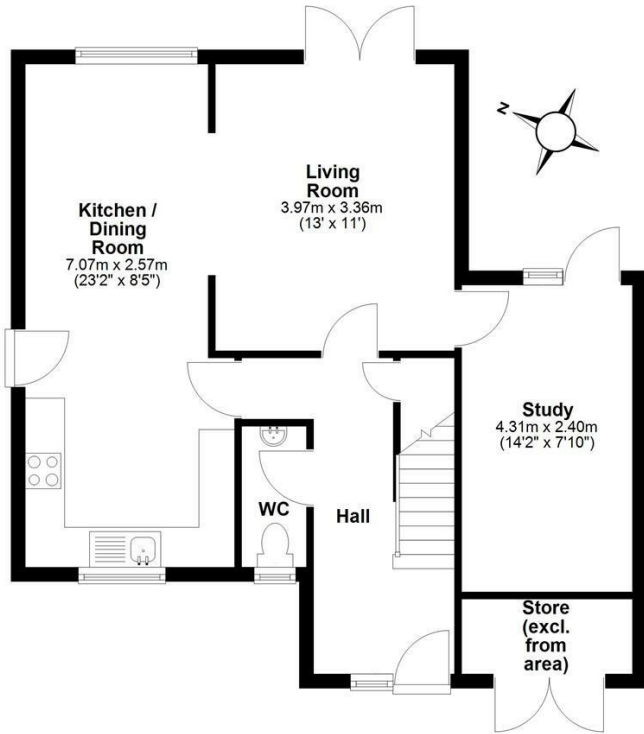
Upstairs, there is three well-proportioned bedrooms. A bright double bedroom overlooking the rear garden, a front-facing single bedroom with built-in shelving and a principal bedroom featuring built-in storage and a newly renovated en-suite, complete with a shower, toilet, basin, and heated towel rail. The family bathroom is fitted with a bath, overhead shower, basin, toilet, and heated towel rail, with additional built-in storage available on the landing.

EPC: D Council Tax: D



## Ground Floor

Approx. 56.2 sq. metres (604.7 sq. feet)

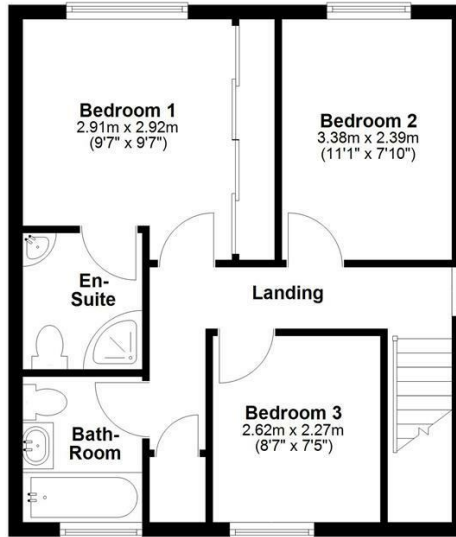


Total area: approx. 98.7 sq. metres (1062.8 sq. feet)

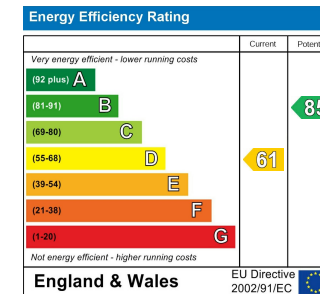
Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



## Energy Efficiency Graph



Tenure:  
Council tax band: D

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