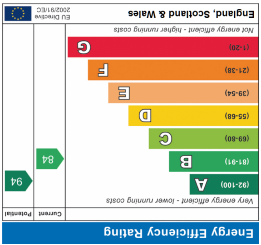


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9 Lamb Close, Brampton PE28 4QY

Guide Price £390,000

- Beautifully Presented 'Crest Nicholson' Built Family Home
- Contemporary Kitchen/Breakfast room With Integrated Appliances
- Landscaped Gardens
- Hinchingsbrook School Catchment Area
- Three Double Bedroom Accommodation
- Garage And Extensive Driveway For Three Plus Vehicles
- Ever Desirable Brampton Park



Glazed Panel Door To

Reception Hall

19' 4" x 6' 3" (5.89m x 1.91m)

Double panel radiator, stairs to first floor, under stairs storage cupboard, Amtico flooring.

Cloakroom

6' 3" x 2' 11" (1.91m x 0.89m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with ceramic tiling, extractor, recessed lighting, single panel radiator, Amtico flooring.



Sitting Room

16' 5" x 10' 10" (5.00m x 3.30m)

A double aspect room with UPVC sash picture window to side aspect and UPVC sash bay window to front, TV point, telephone point, double panel radiator.

Kitchen/Family/Dining Room

21' 0" x 17' 9" (6.40m x 5.41m)

Fitted in a quality range of contemporary base and wall mounted handleless cabinets with complementing work surfaces and up-standers, drawer units, pan drawers, single drainer one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, integrated double Bosch electric oven and gas hob with suspended stainless steel extractor unit fitted above, integrated fridge freezer, automatic dishwasher, and automatic washer dryer, a light contemporary space with windows to two rear aspects and bi-fold doors accessing garden terrace, double panel radiator, Amtico flooring.



First Floor Galleried Landing

Access to insulated loft space, walk in airing cupboard housing gas fired central heating boiler serving hot water system and radiators.



Master Bedroom

14' 5" x 10' 2" (4.39m x 3.10m)

UPVC sash picture window to front aspect, double wardrobe with hanging and shelving, single panel radiator.



En Suite Shower Room

6' 7" x 6' 3" (2.01m x 1.91m)

UPVC sash picture window to front aspect, extensive ceramic tiling, over sized screened shower enclosure with independent shower unit fitted over, low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, shaver point, heated chrome towel rail, recessed lighting, Amtico flooring.

Family Bathroom

10' 10" x 5' 11" (3.30m x 1.80m)

Fitted in a quality range of contemporary white sanitary ware comprising low level WC with concealed cistern, wall mounted wash hand basin with mono bloc mixer tap, extensive ceramic tiling, heated chrome towel rail, shaver point, recessed lighting, extractor, UPVC sash picture window to side aspect, panel bath with folding shower screen with independent shower unit fitted over, Amtico flooring.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

UPVC window to garden aspect, single panel radiator.

Bedroom 3

13' 5" x 8' 10" (4.09m x 2.69m)

A light double aspect room with two UPVC windows to two rear aspects, single panel radiator.

Outside

There is an extensive brick paviour drive way giving provision for up to four vehicles. The front garden is landscaped and stocked with ornamental shrubs with outside lighting. There is a **Single Garage** measuring 22' 0" x 10' 6" (6.71m x 3.20m) with up and over door, power, lighting and eaves storage space. The rear garden measures approximately 28' 0" x 21' 0" (8.53m x 6.40m)) with an extensive paved terrace, outside tap, areas of lawn with some prepared flower borders, the garden is enclosed by a combination of panel fencing with gated access to the drive way and garaging to the side.

Tenure

Freehold

Council Tax Band - D

Maintenance Charge - £500 per annum

