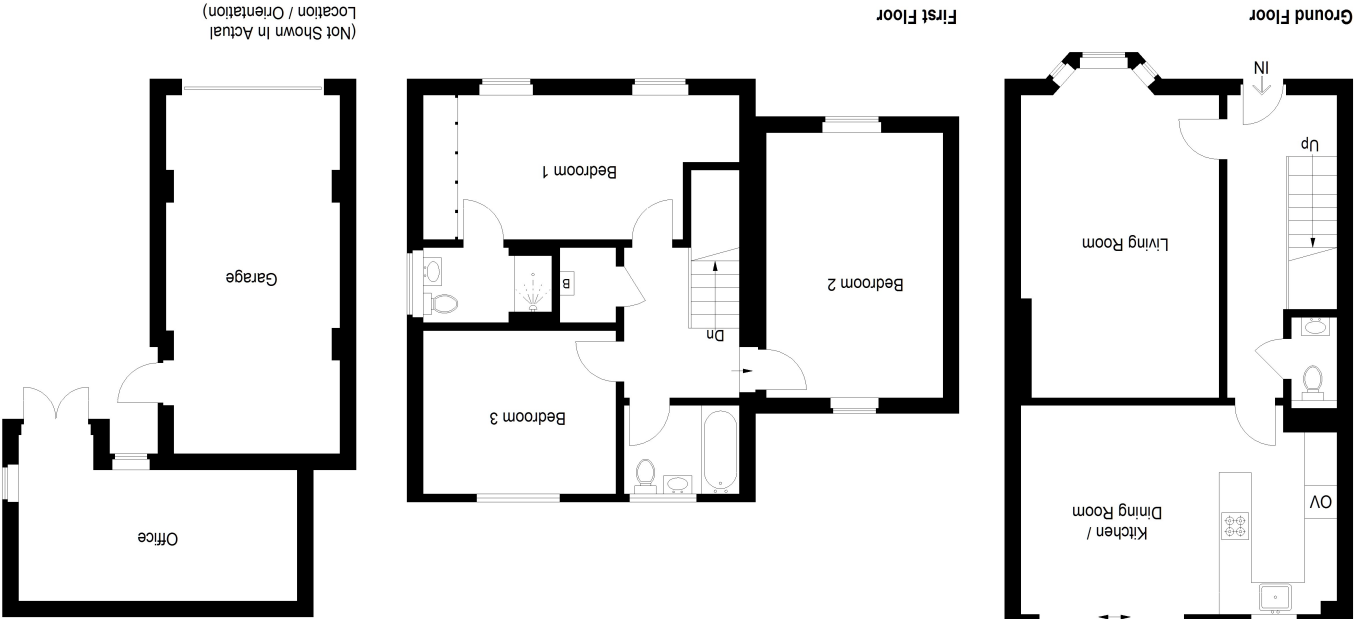


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1230334)

Housepik Ltd



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft  
Garage / Office = 35.8 sq m / 385 sq ft  
Total = 157.2 sq m / 1692 sq ft



Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any warranty, guarantee or representation whatsoever in relation to this property. authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099

Huntingdon branch: 01480 414800  
www.peterlane.co.uk Web office open all day every day



## Lamb Close, Brampton PE28 4QY

**Offers Over £460,000**

- Beautifully Presented Family Home
- Impressive Living Spaces
- Spacious Kitchen Dining Room With Bi Folding Doors
- Oversized Single Garage And Drive Way
- Highly Sought After Brampton Park

- Three Double Bedrooms
- Excellent Sized Living Room
- En Suite Shower Room And Family Bathroom
- Home Office
- Conveniently Located To Major Transport Links



### Panel Door With Glazed Inserts To

#### Entrance Hall

18' 5" x 3' 5" (5.61m x 1.04m)

Coats hanging space, stairs to first floor landing, radiator, understairs storage cupboard, wood effect flooring.

#### Cloakroom

Fitted in a white two piece suite comprising low level WC, wash hand basin, tiled surrounds, radiator, extractor fan, wood effect flooring.



#### Living Room

18' 5" x 12' 1" (5.61m x 3.68m)

Double glazed walk in bay window to front aspect, radiator.

#### Kitchen/Dining Room

Double glazed window to rear aspect and double glazed bi-fold doors to rear aspect, fitted in a range of base and wall mounted units, under unit lighting, complementary work surfaces with matching upstands, stainless steel sink and drainer with mixer tap, electric oven, gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, radiator, wood effect flooring.



#### First Floor Landing

Cupboard housing central heating boiler.

#### Principal Bedroom

13' 9" x 8' 10" (4.19m x 2.69m)

Two double glazed windows to front aspect, two radiators, range of wardrobes with sliding doors providing hanging and storage space.

#### En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle with shower unit, tiled surrounds, chrome heated towel rail, recessed downlights, extractor fan.



#### Bedroom 2

16' 2" x 10' 9" (4.93m x 3.28m)

A double aspect room with double glazed windows to front and rear elevations, radiator, access to loft space.

#### Bedroom 3

11' 9" x 9' 11" (3.58m x 3.02m) D

Double glazed window to rear aspect, radiator.

#### Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with shower unit over and shower screen, tiled surrounds, recessed downlights, extractor fan.

#### Home Office

16' 11" x 8' 0" (5.16m x 2.44m)

Located in the garden, double with double glazed windows to front and side aspects, doors to front, power and light connected, wall mounted electric heater.

#### Outside

The front garden is open plan with pathway to front door and outside courtesy light. To the side of the property is a block paved driveway with **Car Port** leading to the **Oversized Single Garage** measuring 21'11" x 10'8" (6.70m x 3.26m) with power and light connected, personal door to side leading to garden. Side gated access leads from the drive into the rear garden which is fully enclosed with patio seating area, outside tap, outside light, mature planting, raised beds and laid to lawn.

#### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

#### Tenure

Freehold

Service Charge - TBC

Council Tax Band - D

