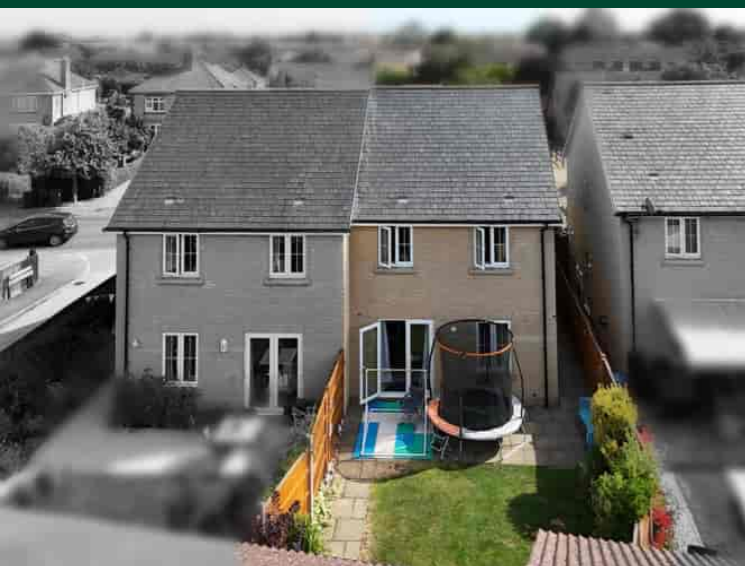


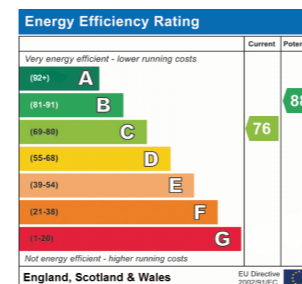


Ramsey Road, Warboys PE28 2RW

Guide Price £280,000



- Non Estate Modern Family Home
- Three Bedrooms With En Suite To Principal Bedroom
- Generous Kitchen/Dining Room
- Garaging, Private Garden And Home Office
- Popular Village Location
- No Forward Chain



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Approximate Gross Internal Area = 92.3 sq m / 994 sq ft
 Garage / Store = 26.6 sq m / 286 sq ft
 Total = 118.9 sq m / 1280 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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. (ID1115066)
 Housepix Ltd



Recessed Entrance Porch

Glazed panel door to

Entrance Hall

16' 3" x 7' 0" (4.95m x 2.13m)

Double panel radiator, understairs recess, stairs to first floor, central heating thermostat, coving to ceiling.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, UPVC window to front aspect, extractor, coving to ceiling.

Kitchen/Breakfast Room

18' 8" x 10' 5" (5.69m x 3.17m)

A light double aspect room with UPVC bay window to front, UPVC window to side and glazed door to side aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, pan drawers, appliance spaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, integral electric oven and gas hob with suspended stainless steel extractor fitted above, coving to ceiling, vinyl flooring.

Sitting Room

17' 9" x 11' 2" (5.41m x 3.40m)

UPVC French doors to garden terrace and UPVC window to rear, TV point, telephone point, coving to ceiling, double panel radiator.

First Floor Landing

Access to insulated loft space, double airing cupboard with shelving.

Bedroom 1

12' 10" x 11' 3" (3.91m x 3.43m)

UPVC window to rear aspect, wardrobe range with hanging and shelving, coving to ceiling, inner access to

En Suite Shower Room

6' 5" x 5' 9" (1.96m x 1.75m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, screened shower enclosure with independent shower unit fitted over, UPVC window to side aspect, heated towel rail, extensive tiling, with natural stone contour border tiling, extractor, recessed lighting.

Bedroom 2

11' 4" x 9' 11" (3.45m x 3.02m)

UPVC window to front aspect, double panel radiator, coving to ceiling, wardrobe with hanging and storage.

Bedroom 3

9' 9" x 6' 3" (2.97m x 1.91m)

UPVC window to rear aspect, double panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

Family Bathroom

6' 10" x 6' 7" (2.08m x 2.01m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, heated towel rail, shaver point, UPVC window to front aspect, panel bath with hand mixer shower, recessed lighting, coving to ceiling, laminate flooring.

Outside

The frontage is enclosed by low brick walling, lawned and stocked with a selection of ornamental shrubs and flower borders leading to the Entrance Porch. The rear garden has a paved terrace with shaped lawn, prepared flower and shrub borders enclosed by a combination of panel fencing. There is a **Single Garage** measuring 18' 8" x 9' 3" (5.69m x 2.82m) positioned to the rear with electrically operated up and over security door, power, lighting and private door to the rear. There is an adjoining **Gym/Workshop** measuring 14' 1" x 6' 11" (4.29m x 2.11m) with power, lighting and access to loft space, laminate flooring.

Tenure

Freehold

Council Tax Band - C



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