

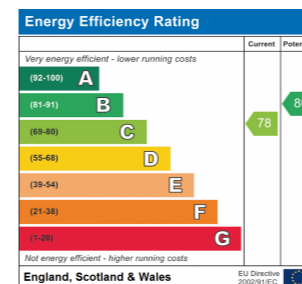


51 Kings Ripton Road, Sapley PE28 2NT

Guide Price £350,000



- Generously Proportioned Town House
- Four Double Bedrooms
- En Suite And Dressing Room To Principal Bedroom
- Living Room And Kitchen/Dining Room
- Single Garaging
- Enclosed Garden
- Ex Rental With No Chain



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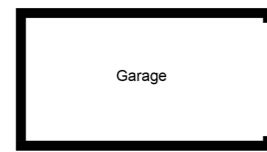
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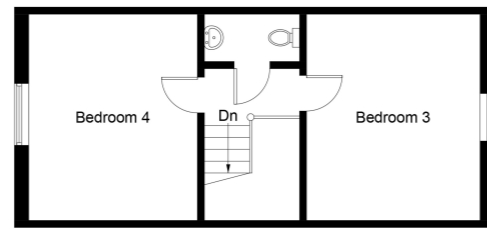
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Kings Ripton Road, Sapley Huntingdon, PE28 2NT

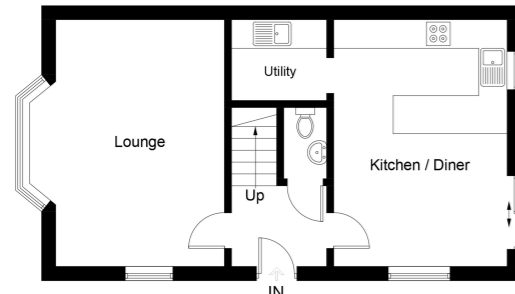
Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft
(Excluding Garage)



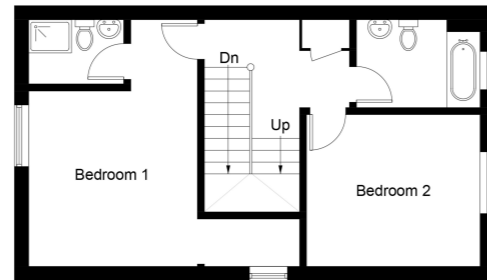
Garage
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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. (ID937765)
Housepix Ltd



Glazed Panel Door To

Entrance Hall

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

Double panel radiator, stairs to first floor, composite flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, double panel radiator, extractor, vinyl floor covering.

Living Room

17' 1" x 11' 10" (5.21m x 3.61m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, coving to ceiling.

Kitchen/Breakfast Room

17' 1" x 11' 10" (5.21m x 3.61m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and gas hob with bridging unit and extractor fitted above, drawer units, single drainer stainless steel sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, a light double aspect room with UPVC windows to side and rear aspects, sliding double glazed patio doors to garden terrace, central peninsular unit, double panel radiator, recessed lighting, vinyl flooring.

Utility Room

6' 3" x 5' 7" (1.91m x 1.70m)

Further range of base units, single drainer sink unit, appliance spaces, extractor, vinyl floor covering.

First Floor Landing

Double panel radiator, stairs to second floor, airing cupboard housing pressurised hot water system.

Principal Bedroom

17' 1" x 11' 6" (5.21m x 3.51m)

Double panel radiator, UPVC window to front aspect, TV point, telephone point, laminate flooring.

Walk In Wardrobe

5' 11" x 2' 11" (1.80m x 0.89m)

UPVC window to side aspect.

En Suite Shower Room

7' 3" x 4' 7" (2.21m x 1.40m)

Fitted in a three piece white suite comprising low level WC, wash hand basin, screened shower enclosure with independent shower unit fitted over, double panel radiator, extractor, extensive tiling, shaver point.

Family Bathroom

8' 6" x 6' 3" (2.59m x 1.91m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, UPVC window to side aspect, extractor, full ceramic tiling, recessed lighting, vinyl floor covering.

Bedroom 4

12' 2" x 10' 6" (3.71m x 3.20m)

Double panel radiator, UPVC window to garden aspect, TV point.

Second Floor Landing

Access to loft space.

Bedroom 3

13' 1" x 11' 10" (3.99m x 3.61m)

UPVC window to front aspect, double panel radiator, TV point.

Bedroom 2

13' 5" x 12' 6" (4.09m x 3.81m)

UPVC window to rear aspect, double panel radiator.

Guest Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, shaver point, double panel radiator, vinyl flooring.

Outside

The rear garden has a paved terrace, a triangular area of lawn, outside tap and gated access to the front, enclosed by panel fencing. There is a **Single Garage** positioned to the rear with up and over door with designated parking for one vehicle.

Tenure

Freehold

Council Tax Band - D



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