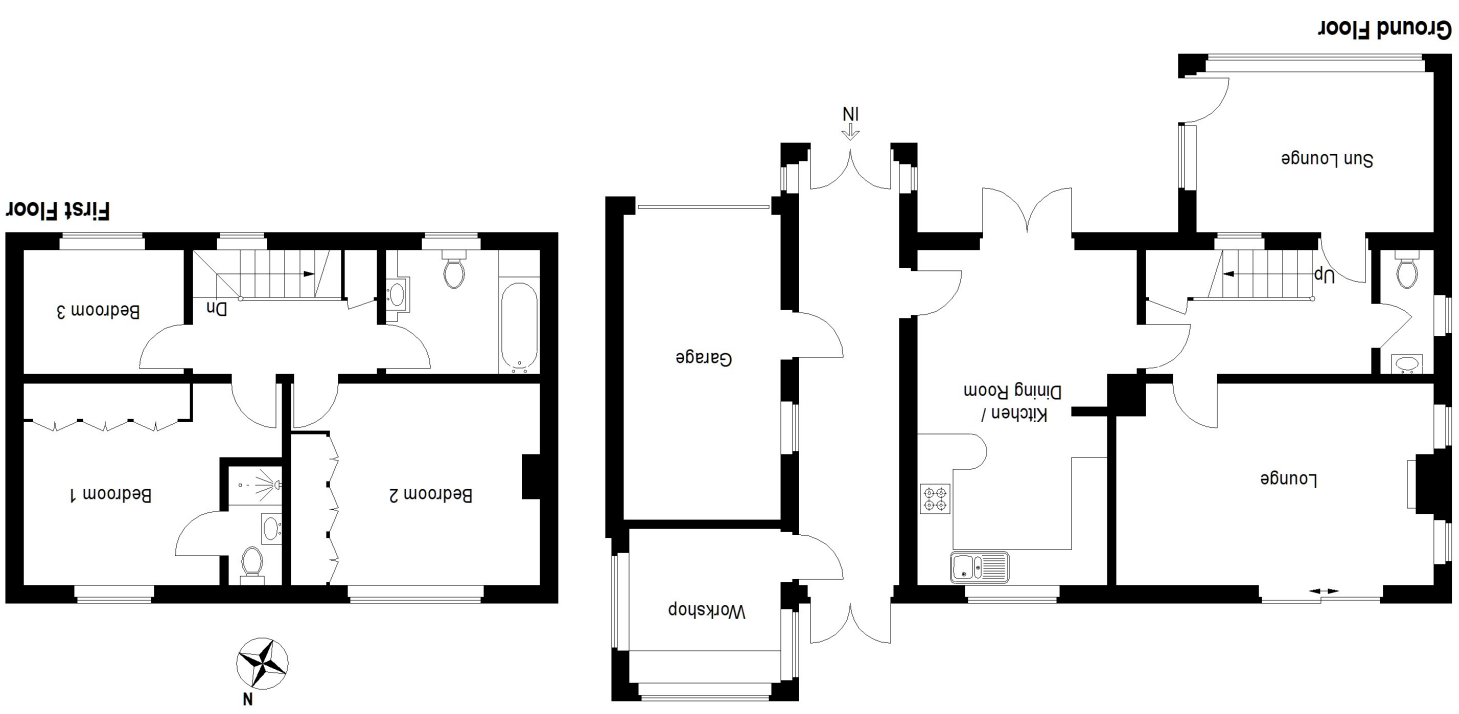


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Orchard Lane Brampton Huntingdon PE28 4TF

Approximate Gross Internal Area (including Garage / Workshop) = 148.4 sq m / 1597 sq ft



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. (ID963141)



- Offers Between £425,000 to £450,000
- Three Double Bedrooms
- Re-Fitted Kitchen And Sanitary Ware
- Garaging And Adjoining Work Shop
- No Chain

- Beautifully Presented Detached Family Home
- En Suite To Principal Bedroom
- Mature Large Rear Garden
- Popular Village Position



Conservatory

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

Of brick based UPVC double glazed construction positioned to the front of the property with glazed UPVC door to front aspect, triple poly carbonate roofing, electric panel heater, wall light points, glazed internal door accesses

Inner Hall

12' 8" x 7' 4" (3.86m x 2.24m)

Stairs to first floor, under stairs storage cupboard, central heating thermostat, laminate flooring.

Cloakroom

6' 11" x 3' 1" (2.11m x 0.94m)

Re-fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, chrome heated towel rail, UPVC window to side aspect, coving to ceiling, laminate flooring.

Sitting Room

17' 7" x 11' 5" (5.36m x 3.48m)

A double aspect room with UPVC window to side and UPVC French doors accessing terrace to the rear, central fireplace recess, cabinet storage, coving to ceiling, laminate flooring.

Kitchen/Dining Room

19' 3" x 12' 6" (5.87m x 3.81m)

A light triple aspect room with UPVC French windows to front, window to garden aspect and glazed UPVC door to Inner Hall to the side, coving to ceiling, recessed lighting, laminate flooring. fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer one and a half bowl stainless steel sink unit with mixer tap, integrated washer/dryer, drawer units and pan drawers, integral oven and ceramic hob with suspended extractor fitted above, shelved larder unit, space for fridge freezer, independent electric heater.

Entrance Hall

22' 3" x 5' 7" (6.78m x 1.70m)

Vaulted UPVC construction with UPVC doors to front and rear aspects, corrugated roofing, laminate flooring, internal door to

Single Garage

16' 10" x 8' 10" (5.13m x 2.69m)

Single up and over door, power, lighting, window to side aspect.

Workshop

12' 3" x 8' 10" (3.73m x 2.69m)

Positioned to the rear of the **Garage** with power, lighting, window to garden aspect and private door to the side, fitted range of base units offering an ideal working from home space.

First Floor Galleried Landing

UPVC window to front aspect, over stairs airing cupboard housing hot water cylinder and shelving.

Bedroom 1

14' 3" x 11' 5" (4.34m x 3.48m)

UPVC window to rear aspect, free standing electric heater, extensive wardrobe range incorporating drawer units, hanging and shelving

En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, extensive contemporary tiling, vanity mirror, heated towel rail, recessed lighting, extractor, vinyl floor covering.

Bedroom 2

14' 4" x 13' 5" (4.37m x 4.09m)

Free standing electric heater, UPVC window to garden aspect, extensive wardrobe range incorporating three triple wardrobes with hanging and shelving, laminate flooring.

Bedroom 3

9' 1" x 6' 9" (2.77m x 2.06m)

Access to insulated loft space, free standing electric heater, UPVC window to front aspect.

Family Bathroom

8' 6" x 6' 11" (2.59m x 2.11m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with independent shower unit fitted over, chrome heated towel rail, recessed lighting, UPVC window to front aspect, vinyl flooring.

Outside

The front garden is laid to lawn and enclosed by low retaining brick walling with a natural stone paved seating area, constructed flower and rose beds, outside lighting and tap. The driveway is laid to granite chippings and gives provision for two vehicles. There is a large mature private rear garden which measures approximately 69' 0" x 53' 0" (21.03m x 16.15m) with areas of lawn, a selection of ornamental trees and fruit trees, timber shed, crazy paved patio, outside lighting and the garden is enclosed by a combination of panel fencing and mature hedgerow screening offering a reasonable degree of privacy.

Tenure

Freehold

Council Tax Band - D

Town-and-country

