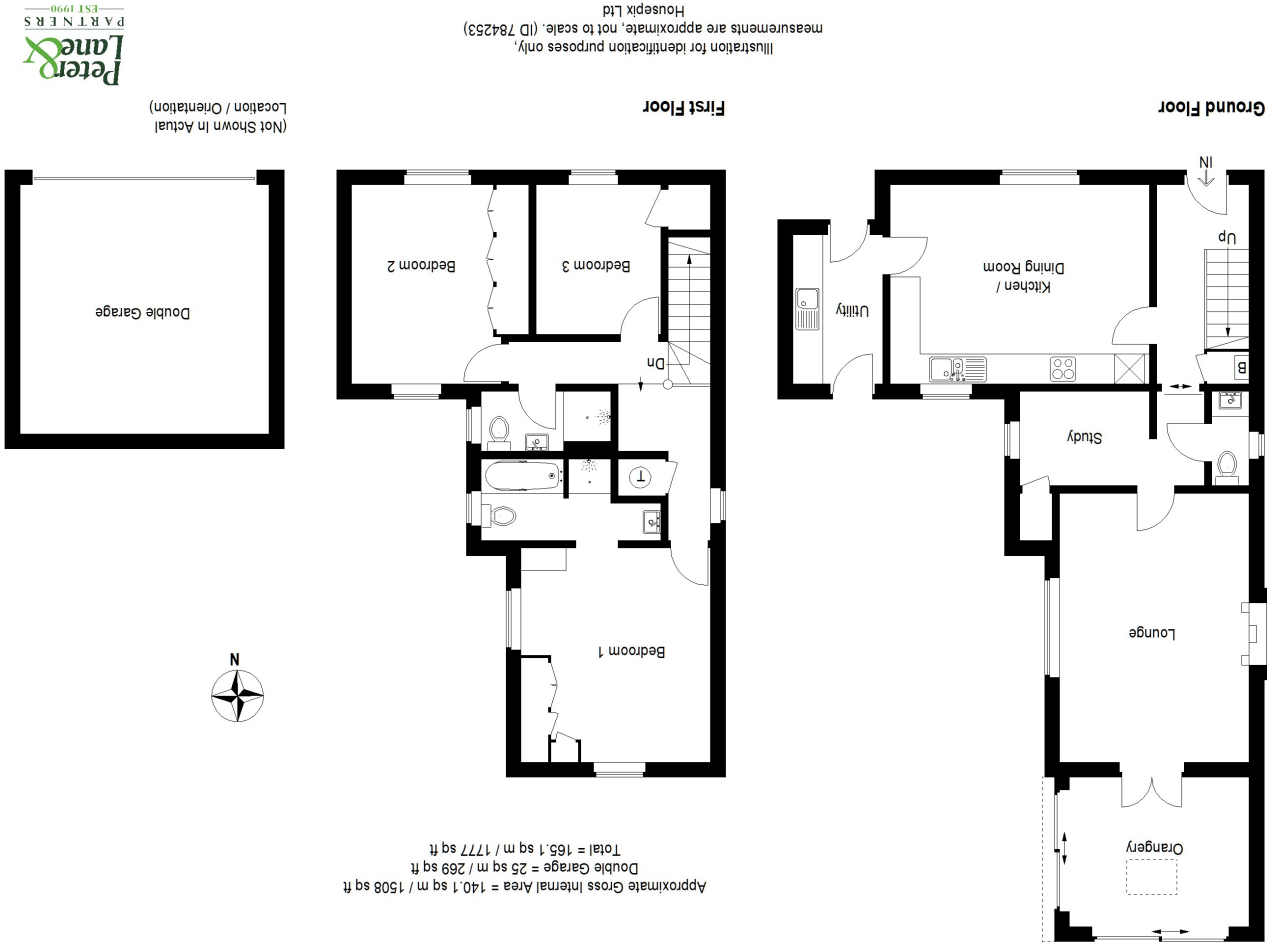


Huntingdon	60 High Street	32 Market Square	24 High Street	Kimbolton	Cashel House	Mayfair Office
Huntingdon	St.Neots	Kimbolton	15 Thayer St, London			
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099			

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Park Road, Brampton PE28 4RL

Guide Price £475,000

- Stunning Individual Family Residence
- Generous Kitchen/Dining Room And Utility Room
- Mature Private And Low Maintenance Gardens
- Positioned Within Brampton's Conservation Area

- Three Double Bedrooms With En Suite To Principal Bedroom
- Architect Designed Garden Room
- Double Garaging And Ample Parking Provision
- Close To Schools, Shops And Village Green



Integral Vaulted Storm Canopy Over

Stained glass panel door to

Reception Hall

Engineered wood flooring, stairs to first floor, radiator with decorative cover, coving to ceiling, understairs storage, cupboard housing Worcester Bosch central heating boiler serving hot water system and radiators. leading through to

Study Area

12' 9" x 6' 7" (3.89m x 2.01m)

Kitchen/Breakfast Room

17' 1" x 13' 2" (5.21m x 4.01m)

A light double aspect room with sealed unit windows to front and rear aspects, fitted in a range of Limed Oak base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, drawer units and pan drawers, appliance spaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, fitted double electric Neff ovens and integral gas hob with bridging unit and extractor fitted above, composite floor covering, coving to ceiling, double panel radiator.

Utility Room

9' 10" x 6' 9" (3.00m x 2.06m)

A double aspect room with glazed doors to front and rear aspects, composite floor covering, single panel radiator, part vaulted ceiling line, fuse box and master switch, fitted in a range of Limed Oak cabinets with complementing work surfaces and re-tiled surrounds, appliance spaces, single drainer stainless steel sink unit with mixer tap, larder unit, extractor unit.

Cloakroom

Fitted in a two piece white suite comprising low level WC, surface mounted Duravit wash hand basin with mixer tap, re-tiled surrounds, cabinet storage, ceramic tiled flooring, extractor, recessed lighting, coving to ceiling, UPVC window to side aspect.

Sitting Room

17' 10" x 12' 6" (5.44m x 3.81m)

A light double aspect room with sealed unit windows to rear aspect and glazed internal doors to **Garden Room**, central natural stone fireplace with inset Living Flame coal effect gas fire, double panel radiator, engineered Oak flooring, coving to ceiling, TV point, telephone point.

Garden Room

12' 0" x 10' 10" (3.66m x 3.30m)

An architect designed contemporary addition with engineered wood flooring, contemporary vertical radiator, lantern lighting and recessed lighting.

First Floor Landing

Arranged over two levels, coving to ceiling, sealed unit window to side aspect, radiator, airing cupboard housing pressurised Megaflow hot water system and shelving.

Bedroom 1

14' 1" x 12' 6" (4.29m x 3.81m)

A double aspect room with sealed unit windows to two rear aspects, extensive wardrobe range with hanging and shelving, radiator, coving to ceiling.

En Suite Bathroom

11' 8" x 5' 0" (3.56m x 1.52m)

Re-fitted in a range of white sanitaryware comprising low level WC, panel bath with hand mixer shower, heated towel rail, screened oversized shower enclosure with independent multi head shower unit fitted over, vanity unit with mixer tap and cabinet storage, back-lit vanity mirror, recessed lighting, Amtico flooring, sealed unit window to side aspect.

Bedroom 2

13' 3" x 10' 5" (4.04m x 3.17m)

A light double aspect room with sealed unit windows to front and rear aspects, two single panel radiators, engineered Cherry wood flooring, extensive storage range with double wardrobes, cupboards and drawer units, coving to ceiling.

Bedroom 3

9' 10" x 8' 1" (3.00m x 2.46m)

Sealed unit window to front aspect, engineered Cherry wood flooring, access to insulated loft space, coving to ceiling, cupboard storage.

Family Shower Room

9' 6" x 4' 0" (2.90m x 1.22m)

Fitted in a three piece range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap, sealed unit window to side aspect, heated towel rail, extensive porcelain tiling, screened shower enclosure with independent multi head shower fitted over, recessed lighting, coving to ceiling.

Outside

The frontage is hard landscaped finished in brick paving giving parking provision for several vehicles and enclosed by a combination of panel fencing with outside lighting. There is a **Detached Double Garage** measuring 16' 2" x 15' 9" (4.93m x 4.80m) with electrically operated up and over door, power, lighting and eaves storage space. The rear garden is beautifully arranged and thoughtfully planned with low maintenance in mind, outside lighting and tap, Tegula block paving, cobbled borders, a selection of ornamental shrub beds, trees, evergreens and large timber workshop, the garden is enclosed by a combination of panel fencing and trellis work offering a good degree of privacy.

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

Council Tax Band - E

