



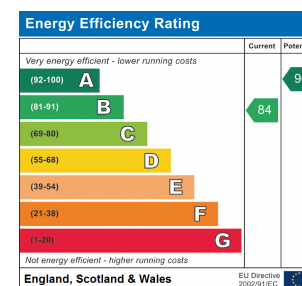
12 Badger Way, Brampton PE28 4GZ



12 Badger Way, Brampton PE28 4GZ Guide Price £340,000



- Well Proportioned Semi Detached Home
- Three Bedrooms
- En-suite to Master Bedroom
- Generous Enclosed Rear Garden
- Two Car Driveway
- Positioned On The Exclusive Cala Homes Golf Course Development
- Situated On The Edge Of The Estate



Peter Lane
PARTNERS
EST 1990

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



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. (ID1006394)
Housepix Ltd



Accommodation consists

Composite Front Door to

Entrance Hall

Stairs to the first floor, double panel radiator, cloaks cupboard with lighting, under stairs storage cupboard with lighting, Amtico flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin with mixer tap, tiling, double panel radiator, Amtico flooring.

Living Room

16' 1" x 10' 6" (4.90m x 3.20m)
UPVC window to front aspect, double panel radiator, TV point, telephone point.

Kitchen/Breakfast Room

17' 9" x 9' 6" (5.41m x 2.90m)
Fitted in a contemporary range of base and wall mounted units with work surfaces and upstands, UPVC French doors to garden terrace to the rear and UPVC window to rear aspect, single drainer one and a half bowl sink unit and mixer tap, integral electric oven, gas hob with extractor unit fitted above, fitted range of appliances include automatic dishwasher, washer/dryer and fridge freezer, under unit lighting, Amtico flooring.

First Floor Landing

Access to insulated loft space with lighting, inner door to

Bedroom 1

12' 10" x 9' 6" (3.91m x 2.90m)
UPVC window to rear aspect, double panel radiator, wardrobe with hanging and shelving.

En Suite Shower Room

9' 6" x 4' 7" (2.90m x 1.40m)
Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, shaver point, screened shower enclosure with independent shower fitted over, chrome heated towel rail, Amtico flooring.

Bedroom 2

12' 6" x 9' 2" (3.81m x 2.79m)
UPVC window to front aspect, UPVC window to rear aspect, radiator, fitted wardrobe.

Bedroom 3

9' 6" x 6' 11" (2.90m x 2.11m)
UPVC window to front aspect, radiator.

Family Bathroom

7' 3" x 6' 3" (2.21m x 1.91m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, heated towel rail, Amtico flooring.

Outside

The front garden has prepared borders and fronts a pleasant established hedgerow. The driveway is sufficient for two large vehicles with gated access to the rear. The rear garden measures approximately 12.5 metres by 9 metres with an extensive paved terrace, outside power, lighting and tap, a selection of stocked herbaceous borders, an area of lawn and is enclosed by panel fencing.

Tenure

Freehold
Management Charge - £450 per annum approximately
Council Tax Band - C