

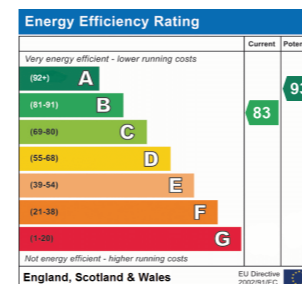


Mandeville Road, Brampton PE28 4SB

£375,000



- Brand New Home
- Individual Detached Property
- Three Bedrooms
- Spacious Living Room
- Kitchen/Dining Room
- Utility Room And Cloakroom
- Driveway Parking
- Corner Plot
- Walking Distance To Amenities
- Extremely Popular Village



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

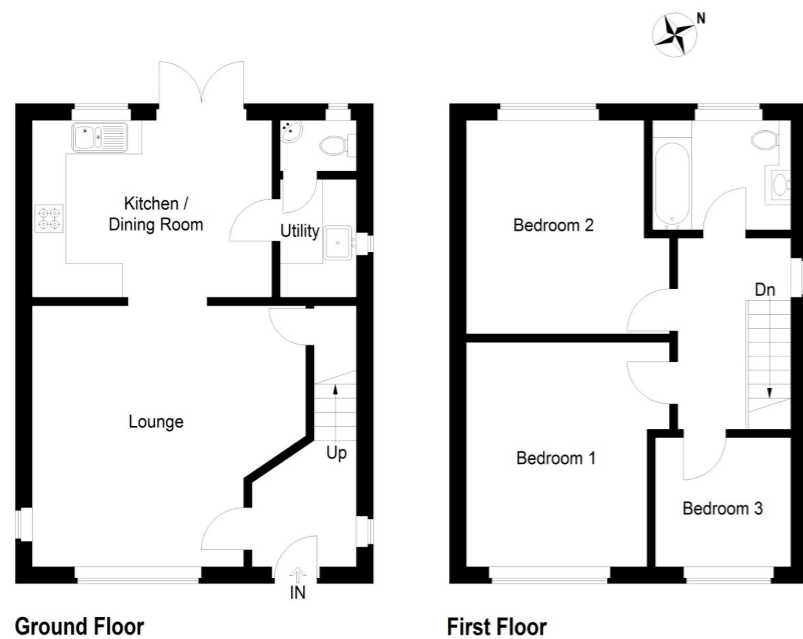
Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

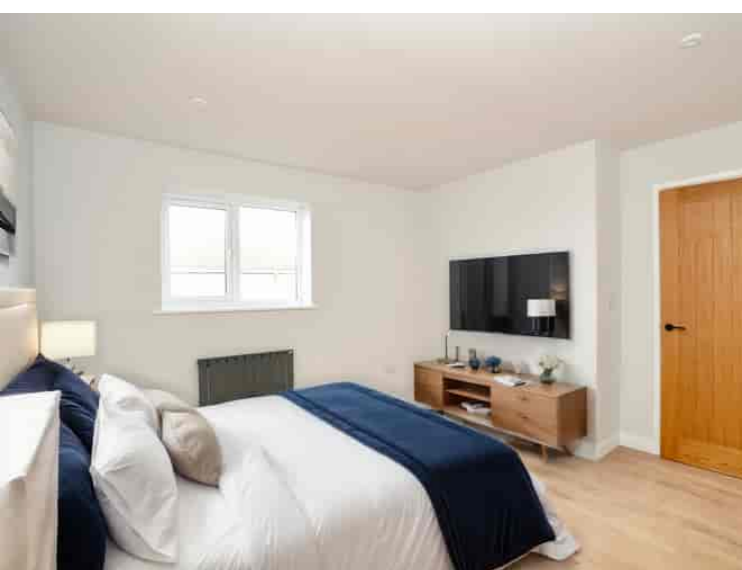
Approximate Gross Internal Area
91.9 sq m / 989 sq ft



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. (ID1066495)
Housepix Ltd



Storm Canopy Over

Composite door with glazed inserts to

Entrance Hall

Double glazed window to side aspect, recessed downlighters, laminate flooring, stairs to first floor.

Living Room

15' 9" x 15' 2" (4.80m x 4.62m)

A double aspect room with double glazed windows to front and side aspects, recessed downlighters, two contemporary style radiators, under stairs storage cupboard, two USB charging points, laminate flooring, opening to

Kitchen/Dining Room

14' 5" x 10' 3" (4.39m x 3.12m)

Double glazed window and double glazed French doors to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surface and up-stands, integrated appliances incorporating dishwasher, electric oven and gas hob with back plate and extractor hood over, recessed downlighters, contemporary style vertical radiator, USB charging point, laminate flooring.

Utility Room

7' 2" x 4' 4" (2.18m x 1.32m)

Double glazed window to side aspect, fitted in a range of base and wall mounted units with complementing work surface and up-stands, sink with mixer tap, space and plumbing for washing machine, display shelving, wall mounted central heating boiler, recessed downlighters, extractor fan.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, contemporary style heated towel rail, extractor fan, recessed downlighters, laminate flooring.

First Floor Landing

Double glazed window to side aspect, recessed downlighters, access to loft space.

Bedroom 1

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

A double aspect room with double glazed windows to front and side aspects, recessed downlighters, contemporary style radiator, USB charging point, laminate flooring.

Bedroom 2

12' 4" x 10' 3" (3.76m x 3.12m)

Double glazed window to rear aspect, recessed downlighters, cotemporary style radiator, laminate flooring.

Bedroom 3

8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to front aspect, recessed downlighters, contemporary style radiator, USB charging point, laminate flooring.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath and shower unit over drench style head and hand held attachment, shower screen, complementing tiling, laminate flooring, recessed downlighters, extractor fan, contemporary style heated towel rail.

Outside

The front garden is landscaped with chippings, outside lighting and enclosed by brick walling and panel fencing. To the side there is a gravel driveway providing off road parking for two to three vehicles, side gated access leads to the rear garden which is laid to lawn with borders, tree, outside tap and lighting enclosed by panel fencing and hedging.

Tenure

Freehold

Council Tax Band - TBA

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

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

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