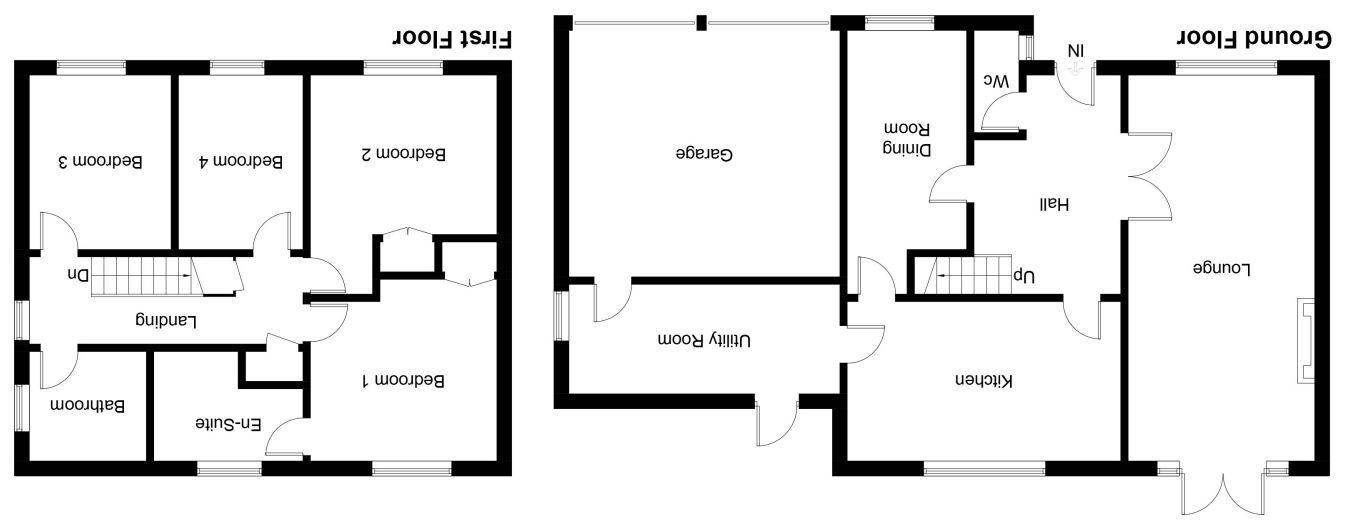


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID108778)
Housepix Ltd



The Malting, Ramsey PE26 1LZ

£475,000

- Excellent Detached Family Home
- Two Reception Rooms
- Cloakroom And En Suite Wet Room
- Off Road Parking Provision
- Four Good Sized Bedrooms
- Kitchen And Utility Room
- Double Garage
- Generous Rear Garden



UPVC Double Glazed Door to

Entrance Hall

Coving to ceiling, stairs to first floor, dado rail, radiator.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, fully ceramic tiling, radiator.

Living Room

23' 2" x 11' 9" (7.06m x 3.58m)

Double doors from **Entrance Hall**, a double aspect room with double glazed window to front and two double glazed windows to rear aspect, double glazed French doors to rear aspect, coving to ceiling, two radiators, central feature stone fireplace with inset electric fire.

Dining Room

16' 0" x 8' 9" (4.88m x 2.67m)

Double glazed window to front, coving to ceiling, radiator, under stairs storage cupboard, door to kitchen.

Kitchen/Diner

16' 10" x 10' 0" (5.13m x 3.05m) Double glazed window to rear aspect, fitted in a modern range of base and wall mounted units, drawer units, complementing work surfaces, stainless steel single drainer sink unit, integrated electric oven and hob, integrated dish washer, wall mounted concealed boiler, tiled floor.

Utility Room

16' 6" x 6' 9" (5.03m x 2.06m) A double aspect room with double glazed windows to side and rear aspects, UPVC double glazed door to rear, fitted in a range of base units with complementing work surface and tiling, stainless steel single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, coving to ceiling, space for fridge, radiator, tiled flooring, door to garage.

First Floor Landing

Double glazed window to side aspect, dado rail, radiator, airing cupboard housing hot water cylinder and shelving, built in storage cupboard, access to loft space.

Bedroom 1

12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window to rear aspect, radiator, double built in wardrobe, electric ceiling fan.

En Suite Wet Room

Double glazed window to rear aspect, fitted with low level WC, wash hand basin, wall mounted shower unit, full ceramic tiling, radiator.

Bedroom 2

12' 10" x 9' 8" (3.91m x 2.95m)

Double glazed window to front aspect radiator, double built in wardrobe.

Bedroom 3

9' 8" x 7' 7" (2.95m x 2.31m)

Double glazed window to front aspect, radiator.

Bedroom 4

9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to front aspect, radiator.

Famiy Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, full ceramic tiling, radiator.

Outside

The front garden is laid to lawn with hedging, shrubs, outside light and a block paved driveway provides off road parking for two vehicles leading to the **Double Garage** with twin up and over doors, power, lighting and personal door to **Utility Room**. The rear garden is laid to lawn with patio seating area, a variety of shrubs, rose bushes, garden shed and enclosed by panel fencing, outside lighting, tap, garden shed.

Tenure

Freehold

Council Tax Band - E

