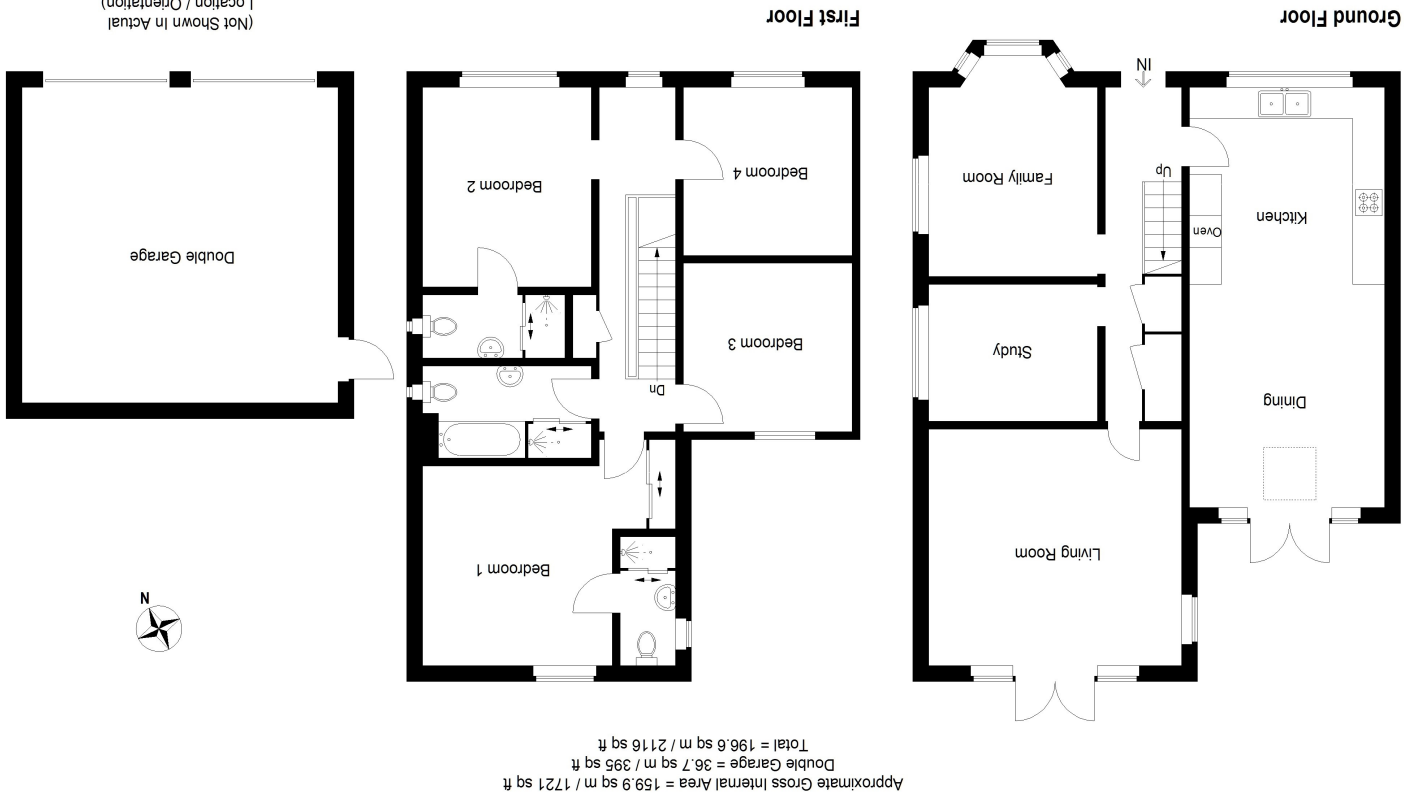


Huntingdon branch: 01480 414800

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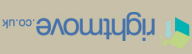
Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099



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. (ID1035734)

Peter Lane & Partners
EST 1990

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Howitt Close, Brampton PE28 4FZ

Guide Price £575,000

- Beautifully Proportioned Bellway Built Home
- Four Double Bedrooms
- Impressive Upgraded Kitchen/Family Room
- Landscaped South Facing Garden
- Four Car Driveway

- Accommodation Extending In Excess Of 2,000 sq ft
- En Suites To Principal And Guest Bedrooms
- Desirable Brampton Gate Development
- Oversized Double Garaging

Composite Front Door To

Reception Hall

22' 0" x 6' 9" (6.71m x 2.06m)

Double panel radiator, stairs to first floor, understairs storage cupboard, Amtico flooring, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap and tiling, extractor unit, double panel radiator.

Dining Room

13' 9" x 10' 6" (4.19m x 3.20m)

A light double aspect room with UPVC bay window to front and UPVC window to side, double panel radiator.

Study

10' 6" x 8' 6" (3.20m x 2.59m)

UPVC window to side aspect, double panel radiator, Amtico flooring.

Sitting Room

5.8m x 4.1m (19' 0" x 13' 5")

A light double aspect room with windows and UPVC French doors to garden terrace, TV point, telephone point, two double panel radiators.

Kitchen/Breakfast Room

26' 7" x 10' 7" (8.10m x 3.23m)

A light open plan contemporary double aspect space with UPVC window to front and French doors to garden terrace, two double panel radiators, part vaulted roof line with Velux window to garden aspect, fitted in a range of Shaker style cabinets finished in grey tones with complementing Silestone work surfaces and upstands, inset one and a half bowl sink unit with mono bloc mixer tap, drawer units, pan drawers, under unit lighting, a selection of integrated AEG appliances incorporating double electric oven, fridge freezer, washer dryer and dishwasher, gas hob with suspended stainless steel extractor fitted above, recessed lighting, Amtico flooring.

First Floor Galleried Landing

21' 4" x 6' 7" (6.50m x 2.01m)

UPVC window to front aspect, double panel radiator, access to insulated loft space, airing cupboard housing pressurised water system and shelving.

Principal Bedroom

15' 1" x 13' 9" (4.60m x 4.19m)

UPVC window to rear aspect, double panel radiator, double wardrobe with hanging and shelving, inner access to

En Suite Shower Room

8' 10" x 3' 10" (2.69m x 1.17m)

Fitted in a three contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit over, recessed lighting, UPVC window to side aspect, chrome heated towel rail, Amtico flooring.

Guest Room

12' 6" x 10' 10" (3.81m x 3.30m)

Double panel radiator, UPVC window to front aspect, inner access to

Guest En Suite Shower Room

7' 10" x 3' 11" (2.39m x 1.19m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, chrome heated towel rail, oversized screened shower enclosure with independent multi head shower above, recessed lighting, UPVC window to side aspect, Amtico flooring.

Bedroom 3

10' 10" x 10' 6" (3.30m x 3.20m)

UPVC window to front aspect, double panel radiator.

Bedroom 4

10' 6" x 10' 6" (3.20m x 3.20m)

UPVC window to rear aspect, double panel radiator.

Family Bathroom

10' 10" x 6' 7" (3.30m x 2.01m)

Fitted in a four piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, chrome heated towel rail, extensive ceramic tiling, panel bath with mixer tap, oversized screened shower enclosure with independent multi head shower, recessed lighting, UPVC window to side aspect.

Outside

There is a pleasantly arranged front garden enclosed by wrought iron railings, the garden is lawned and stocked with shrubs and herbaceous borders. There is an extensive brick paviour driveway measuring 56' 1" x 21' 7" (17.09m x 6.58m) sufficient for four to five vehicles accessing the **Oversized Double Garage** with twin up and over doors, power, lighting, private door to the side and external lighting. The South facing rear garden is pleasantly landscaped and neatly arranged with a natural stone extensive patio finished in Indian sandstone, timber sleeper constructed planters with a selection of evergreen shrubs and specimen trees, areas of lawn, external power point and lighting, an additional paved area to the rear of the **Garage**.

Agents Note

There is a management Charge - TBC

Tenure

Freehold

Council Tax Band - G

