

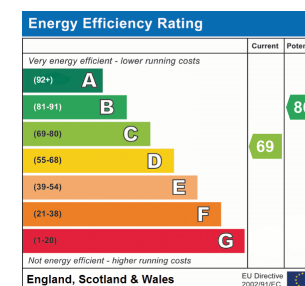


Ramsey Road, Kings Ripton PE28 2NW

Offers in excess of £295,000



- Well Presented Character Home
- Three Bedrooms
- Impressive 25' Kitchen/Family Room
- Re-Fitted Sanitaryware
- Downstairs Cloakroom
- Parking And Garden
- Exclusive Conservation Village
- No Forward Chain And Immediate Vacant Possession



**Peter Lane**  
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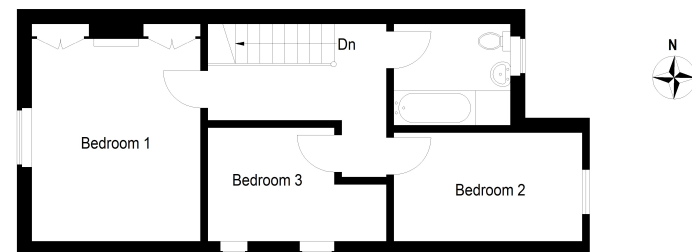
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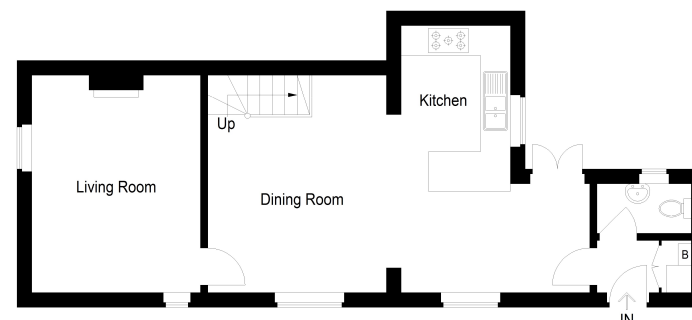
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Approximate Gross Internal Area  
98.8 sq m / 1063 sq ft



First Floor



Ground 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. (ID1070423)  
Housepix Ltd

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## Port Hole Panel Door To

### Entrance Hall

4' 11" x 4' 3" (1.50m x 1.30m)

Fitted double cloaks cupboard housing central heating boiler, utilities cupboard with appliance spaces, coving to ceiling, laminate flooring.

### Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, UPVC window to rear aspect, extractor, coving to ceiling, ceramic tiled flooring.

### Kitchen/Family Room

25' 3" x 17' 11" (7.70m x 5.46m)

A light ,double aspect room with UPVC windows to side and rear aspects, TV point, telephone point, stairs to first floor, Re-fitted in a range of cream base and wall mounted cabinets with work surfaces and tiling, space for cooking range with suspended extractor unit fitted above, single drainer one and a half bowl ceramic sink unit with mixer tap, drawer units, central dividing peninsular unit, sliding shelf units, integrated dishwasher, fridge and freezer, recessed lighting, laminate flooring.

### Sitting Room

14' 1" x 11' 2" (4.29m x 3.40m)

A light ,double aspect room with UPVC window to front and sealed unit window to side, central fireplace recess. coving to ceiling, double panel radiator, TV point.

### First Floor Landing

Coving to ceiling, access to insulated loft space.

### Bedroom 1

12' 9" x 11' 2" (3.89m x 3.40m)

UPVC widow to front aspect, double panel radiator, extensive wardrobe range, central cast decorative fireplace, coving to ceiling.

### Bedroom 2

12' 8" x 7' 1" (3.86m x 2.16m)

Double panel radiator, UPVC window to rear aspect, coving to ceiling.

### Bedroom 3

10' 8" x 7' 7" (3.25m x 2.31m)

Double glazed window to side aspect, double panel radiator, coving to ceiling, wardrobe recess.

### Family Bathroom

7' 9" x 6' 5" (2.36m x 1.96m)

Re-fitted in three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, shaver point, panel bath with folding screen, extractor, UPVC window to rear aspect.

### Outside

The frontage is landscaped and the rear garden is enclosed by panel fencing with timber shed and parking area positioned to the rear for two vehicles.

### Tenure

Freehold

Council Tax Band - C

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