

2, BUCKDEN ROAD

BRAMPTON • PE28 4PS





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- Individual Mid Victorian Family Home
- Re-Fitted Kitchen/Breakfast Room
- New Bathroom/Utility Room
- Detached Garaging
- No Forward Chain
- Three Bedrooms And En Suite Shower Room
- Generous Living Accommodation With A Notable Dining Room
- Detached Barn
- Stunning Mature Gardens

This prominently positioned, charming Mid-Victorian home offers appealing character accommodation within this ever popular village location.

The ground floor offers beautifully arranged accommodation centred around a re-fitted Shaker style kitchen/breakfast room with integrated appliances and a useful pantry.

The first floor offers three generous bedrooms with an en-suite shower room, all sanitary ware has been re-fitted.

The gardens are mature and heavily stocked with ample parking provision and a Detached Barn offering a variety of uses. The property presents well and viewing is highly advised and by appointment only.

**Peter
Lane**
PARTNERS
—EST 1990—
Town & Country

£550,000

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HEAVY PANEL FRONT DOOR TO RECEPTION HALL

13' 7" x 7' 6" (4.14m x 2.29m)

Double panel radiator, stairs to first floor, tongue and groove panel work, understairs storage cupboard with shelving and storage and sealed unit window to garden aspect, coats hanging area.

DINING ROOM

14' 1" x 12' 10" (4.29m x 3.91m)

An interesting, irregular shaped room with French doors to garden terrace, two sealed unit windows to side and rear aspects, fixed display shelving, base mounted cabinet, cornicing to ceiling, double panel radiator, open access to

SITTING ROOM

15' 0" x 12' 5" (4.57m x 3.78m)

Sealed unit window to side aspect, central feature fireplace with carved timber surround, exposed internal brickwork and tiled hearth with inset wood burner, wall light points, TV point, telephone point, double panel radiator, coving to ceiling.





KITCHEN

17' 2" x 10' 6" (5.23m x 3.20m)

Three sealed unit picture windows to side aspect, re-fitted in a range of Shaker style base and wall mounted cabinets in Sage, decorative re-tiled surrounds, drawer units, pan drawers, two stool peninsular unit, ceramic tiled flooring, a selection of integrated appliances incorporating microwave, twin electric ovens, automatic dishwasher, five ring ceramic hob with suspended stainless steel extractor unit fitted above, single drainer one and a half bowl resin sink unit with directional mixer tap, fridge freezer, shelved underlit pantry, wine rack, fixed display shelving.

BATHROOM/UTILITY ROOM

10' 3" x 6' 5" (3.12m x 1.96m)

A double aspect room with sealed unit windows to side and rear aspects, fitted in a four piece range of white sanitary-ware comprising low level WC, pedestal wash hand basin, panel bath with folding screen and hand mixer shower, extensive tiling with contour border tiling, inset Butler sink unit, appliance spaces, extractor, heated towel rail, ceramic tiled flooring

INNER HALL

6' 3" x 6' 0" (1.91m x 1.83m)

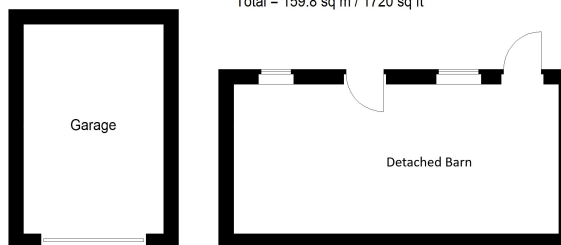
Part vaulted ceiling line with Velux window to front aspect, ceramic tiled flooring, coats hanging area, fanlight panel door to rear garden, inner door to

CLOAKROOM

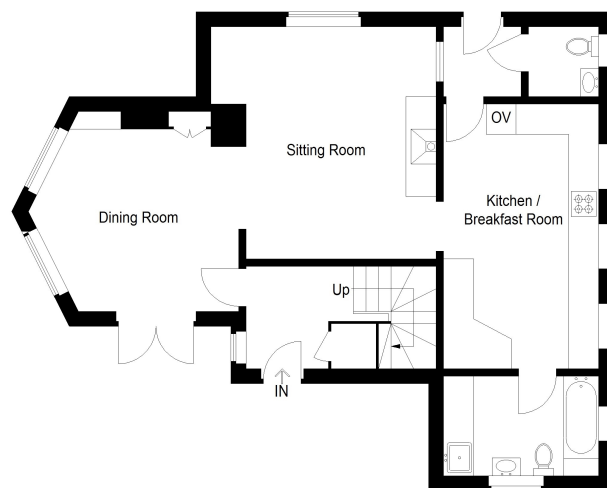
Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, chrome heated towel rail, ceramic tiled flooring, extractor, wall light points.



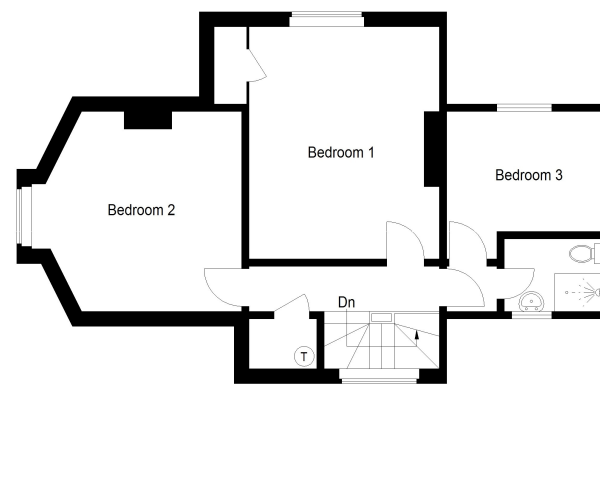
Approximate Gross Internal Area = 128.0 sq m / 1378 sq ft
 Outbuilding = 19.8 sq m / 213 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 159.8 sq m / 1720 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID1204168)
 Housepix Ltd

FIRST FLOOR LANDING

Sealed unit picture window to front aspect, tongue and groove panel-work, airing cupboard with hot water cylinder and shelving.

BEDROOM 1

15' 5" x 12' 10" (4.70m x 3.91m)

Sealed unit bay window to side aspect, two double panel radiators, fixed display shelving, base mounted.

BEDROOM 2

15' 0" x 11' 3" (4.57m x 3.43m)

Sealed unit window to front aspect, double panel radiator, wardrobe with hanging and storage, shelf units, telephone point.

BEDROOM 3

11' 2" x 7' 11" (3.40m x 2.41m)

Sealed unit window to front aspect, double panel radiator, access to insulated loft space.

EN SUITE SHOWER ROOM

8' 0" x 4' 9" (2.44m x 1.45m)

Fitted in a three piece white suite comprising low level WC, over-sized screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin, ceramic tiled flooring, heated towel rail, shaver light point

OUTSIDE FRONT

The house stands in a pleasant ,hard landscaped garden with extensive brick paviour driveway giving provision for four to five vehicles, a paved terrace, a small area of lawn, outside tap, lighting. The garden is enclosed by mature evergreen hedging offering a good degree of privacy with wrought iron railings to the front. There is a **Detached Garage** with single up and over door, power and lighting with panel fencing to the front.

OUTSIDE REAR

There is an additional garden positioned to the rear of the adjacent houses offering a **Detached Barn** measuring 21' 4" x 9' 1" (6.50m x 2.77m) with picture windows and two doors to garden aspect offering a range of versatile uses, it has power and lighting, there's **Garden Cloakroom** fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin and window to front aspect. The gardens is beautifully stocked and mature with heavily stocked shrub and flower borders, areas of lawn, fountain with water feature and ornamental pond, outside lighting. There are some shared rights of way with adjacent properties.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold
Council Tax Band - D





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