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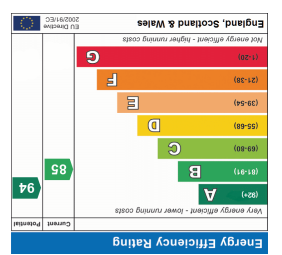
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 St Neots
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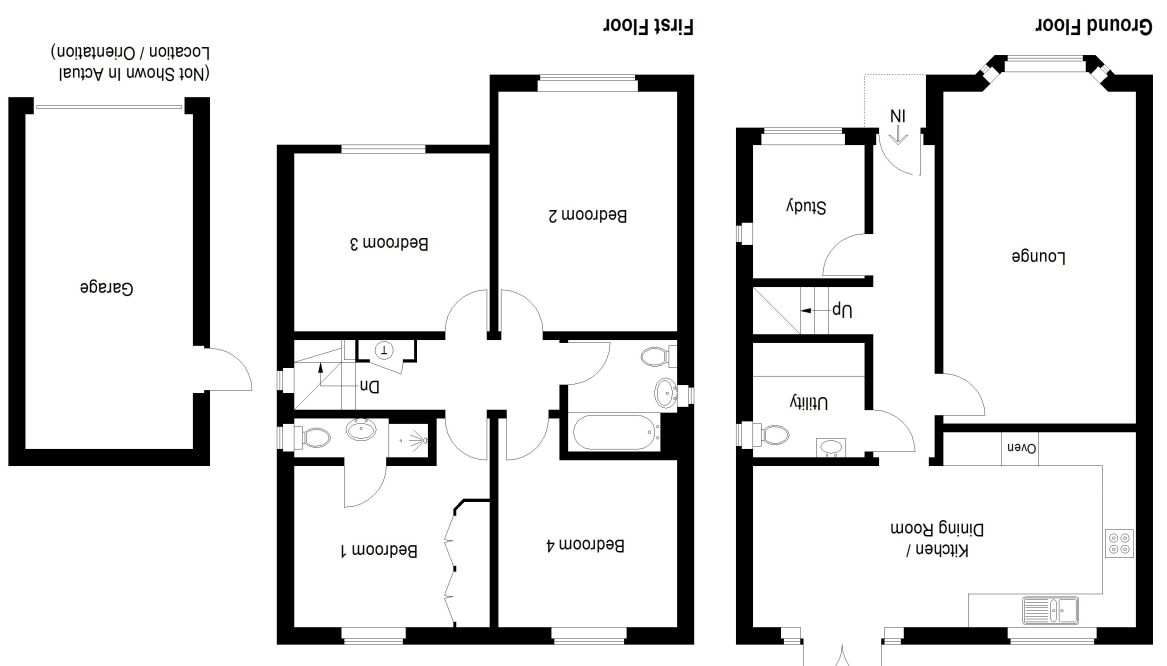
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1063624)



Lesley Way Brampton Huntingdon, PE28 4FT

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 143.8 sq m / 1548 sq ft



- Fabulous Detached Property
- En Suite And Family Bathroom
- Lovely Kitchen/Dining Room
- Generous Rear Garden
- Sought After Development

- Four Double Bedrooms
- Living Room And Study
- Cloakroom/Utility Room
- Garage And Off Road Parking
- Highly Desirable Village



Composite Double Glazed Door To

Entrance Hall

18' 4" x 3' 6" (5.59m x 1.07m)

Smoke detector, radiator, tiled flooring, stairs to first floor, central heating thermostat.

Cloakroom/Utility Room

6' 6" x 6' 3" (1.98m x 1.91m)

Double glazed window to side aspect, fitted with low level WC, wash hand basin with tiling, base unit, broom cupboard, complementing work surface with up-stand, space and plumbing for washing machine, radiator, tiled flooring, extractor fan, consumer unit.

Study

7' 9" x 6' 7" (2.36m x 2.01m)

A double aspect room with double glazed windows to front and side aspects, radiator.

Living Room

20' 7" into bay x 11' 3" (6.27m x 3.43m)

Double glazed bay window to front aspect, two radiators.



Kitchen/Dining Room

22' 4" x 11' 4" (6.81m x 3.45m)

Three double glazed windows and French doors to rear aspect, fitted in a comprehensive range of base and wall mounted units, drawer units, complementing work surfaces and up-stands, stainless steel single drainer sink unit with mixer tap and drinking water tap, integrated appliances incorporating fridge and freezer, electric oven and induction hob with stainless steel back plate and cooker hood over, dishwasher, water softener, tiled flooring, recessed down lighters, radiator.



First Floor Landing

Double glazed window to side aspect, access to loft space, radiator, airing cupboard housing hot water cylinder.

Bedroom 1

11' 5" x 9' 4" (3.48m x 2.84m)

Double glazed window to rear aspect, radiator, range of wardrobes with hanging and shelving.



En Suite Shower Room

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle, complementing tiling, radiator, extractor fan, recessed down lighters, tiled flooring.

Bedroom 2

14' 3" x 10' 6" (4.34m x 3.20m)

Double glazed window to front aspect, radiator, a range of furniture incorporating wardrobes providing hanging and shelving, two matching bedside units and desk unit, radiator.

Bedroom 3

10' 7" x 9' 5" (3.23m x 2.87m)

Double glazed window to front aspect, radiator.

Bedroom 4

11' 6" x 7' 9" (3.51m x 2.36m)

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to side, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, radiator, tiled flooring, recessed down lighters, extractor.

Outside

The front garden is laid to lawn with pathway and courtesy light, planting and side gated access leading to the rear garden which is laid to lawn, patio seating area, outside lighting and enclosed by panel fencing. There is a driveway positioned to the side providing off road parking for two vehicles leading to the **Single Detached Garage** with up and over door, power, lighting and personal door to side.

Tenure

Freehold

Council Tax Band - E

