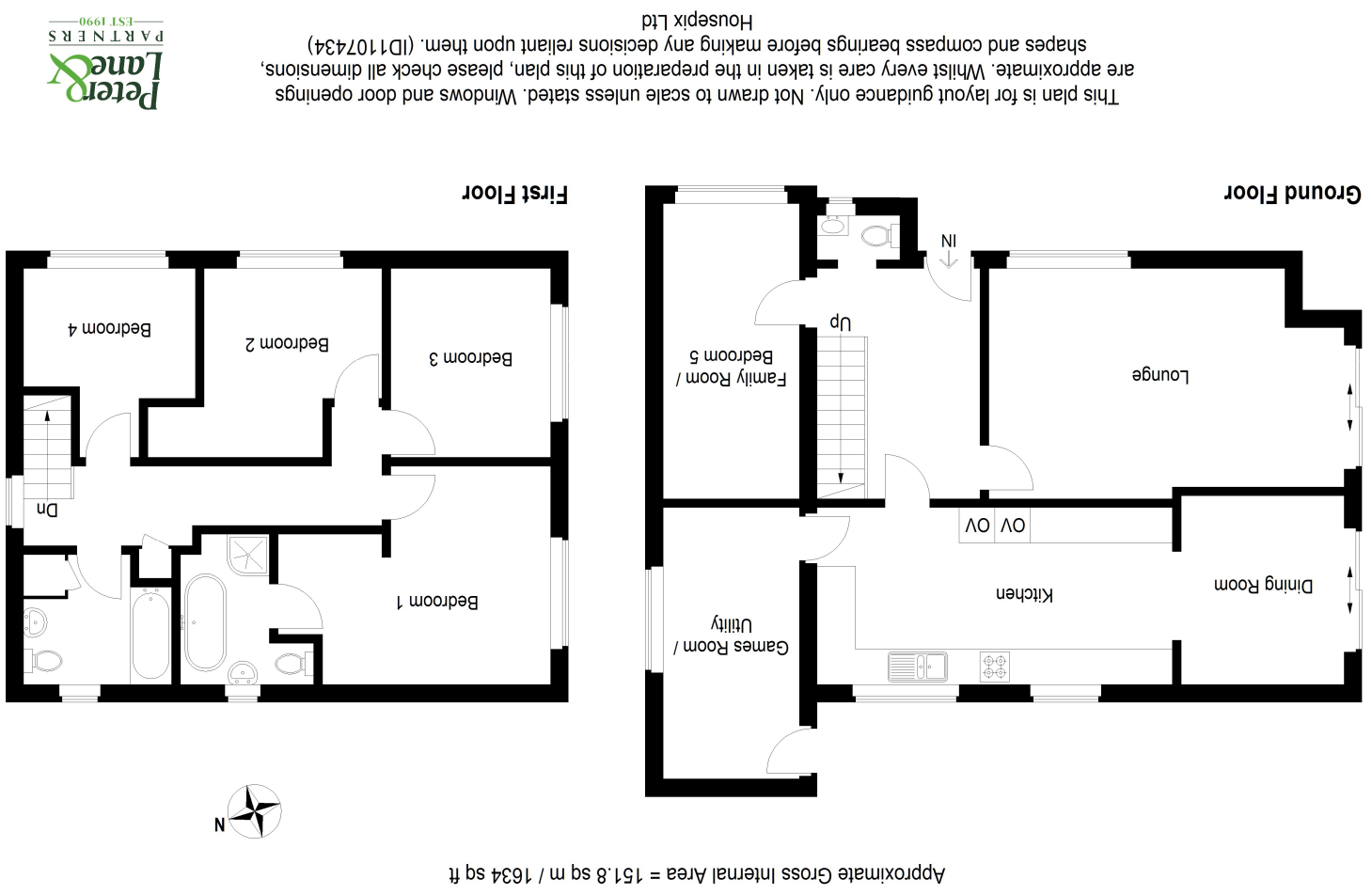


Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Kimbolton
60 High Street	32 Market Square	24 High Street
Huntingdon	St. Neots	Kimbolton
Tel: 01480 414800	Tel: 01480 406400	Tel: 01480 860400

Mayfair Office
Cashel House
15 Thayer St, London
Tel: 0870 112 7099



Lenton Close, Brampton PE28 4TR

Offers in excess of £450,000

- Impressive Extended Accommodation
- En Suite To Principal Bedroom
- Lovely 70' Plus Rear Garden
- Stunning Open Field Views

- Four/Five Bedrooms
- 19' Kitchen/Breakfast Room And Utility Room
- Extensive Driveway With Plenty Of Parking
- Desirable Village Location



Composite Glazed Panel Door To

Entrance Hall

13' 7" x 10' 0" (4.14m x 3.05m)

Double panel radiator, coats hanging area, stairs to first floor, laminate flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with tiling, chrome heated towel rail, extractor, UPVC window to front aspect.

Sitting Room

19' 11" x 12' 10" (6.07m x 3.91m)

A light double aspect room with UPVC window to front and sliding double patio doors to garden terrace, two double panel radiators, TV point, telephone point.

Kitchen/Breakfast Room

19' 10" x 9' 10" (6.05m x 3.00m)

A generously proportioned extended space, re-fitted in a range of cream, Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, drawer units and pan drawers, two UPVC windows to side aspect, recessed lighting, sliding double glazed patio doors to garden terrace, two double panel radiators, twin electric ovens and integral ceramic hob with suspended extractor unit fitted above, integrated automatic dishwasher, single drainer one and a half bowl stainless steel sink unit with mixer tap, space for American style fridge freezer, laminate flooring.

Utility/Play Room

11' 3" x 7' 10" (3.43m x 2.39m)

UPVC window to side aspect and door to rear aspect, appliance spaces, laminate flooring.

Bedroom 5/Family Room

16' 4" x 7' 3" (4.98m x 2.21m)

UPVC window to front aspect, double panel radiator, an ideal fifth bedroom or working from home space, laminate flooring.

First Floor Galleried Landing

UPVC window to side aspect, central heating thermostat. shelved airing cupboard.

Principal Bedroom

16' 0" x 12' 4" (4.88m x 3.76m)

Incorporating **Dressing Area**. UPVC window to garden aspect, double panel radiator, recessed lighting, inner access to

En Suite Bathroom

8' 8" x 6' 0" (2.64m x 1.83m)

Fitted in a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, roll top claws foot bath with hand mixer shower, screened shower enclosure with independent shower unit fitted over, heated towel rail, full ceramic tiling, UPVC window to side aspect, ceramic tiled flooring.

Bedroom 2

10' 5" x 9' 11" (3.17m x 3.02m)

Double panel radiator, UPVC window to rear aspect.

Bedroom 3

10' 9" x 9' 6" (3.28m x 2.90m)

UPVC window to front aspect, double panel radiator.

Bedroom 4

10' 0" x 7' 9" (3.05m x 2.36m)

UPVC window to front aspect, double panel radiator.

Family Bathroom

8' 2" x 7' 6" (2.49m x 2.29m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, double panel radiator, chrome heated towel rail, shelved storage cupboard, panel spa bath with folding shower screen with independent overhead shower unit fitted over, full ceramic tiling, ceramic tiled flooring.

Outside

To the front is an extensive lawned frontage with a driveway sufficient for four several vehicles, ornamental shrubs and trees, outside lighting with gated access extending to the rear. The rear garden measures approximately 70' in length is pleasantly arranged with a paved terrace, timber shed, security lighting, a timber decked seating area, prepared flower borders, the garden is enclosed by a combination of panel fencing offering a good degree of privacy and picket fencing to the rear offering stunning countryside views. The hardshell hot tub is available by separate negotiation.

Tenure

Freehold

Council Tax Band - E

