



**West End Brampton, Huntingdon, PE28 4SD**

Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft  
 Garage / Store = 19.8 sq m / 213 sq ft  
 Total = 164.1 sq m / 1766 sq ft



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. (ID944916)



Housepix Ltd

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Town & Country



- Charming Detached Victorian Residence
- Mature And Private Garden
- Workshop
- Close to Village Green
- Offered With No Forward Chain

- Huge Scope For Development
- Impressive Frontage And Horseshoe Drive
- Single Garaging
- Desirable Village Location



**Glazed Panel Door To**

**Entrance Porch**

13' 5" x 5' 11" (4.09m x 1.80m)

Glazed to three aspects, skirting level electric heater, vaulted ceiling with glazed roofing, part Victoriana tiles and part pammet flooring, glazed internal door to

**Entrance Hall**

16' 5" x 4' 8" (5.00m x 1.42m)

Stairs to first floor, extensive under stairs storage cupboard, independent electric radiator.

**Shower Room**

11' 1" x 6' 10" (3.38m x 2.08m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, independent electric radiator, vanity wash hand basin, walk in shower enclosure with independent shower unit fitted over, extensive tiling, vinyl floor covering, coving to ceiling.

**Dining Room**

14' 1" x 12' 2" (4.29m x 3.71m)

Sealed unit sash picture window to front aspect, independent electric radiator, central brick work fireplace with tiled hearth, shelved display recess, coving to ceiling.

**Sitting Room**

14' 4" x 12' 11" (4.37m x 3.94m)

Glazed door to garden terrace to the rear, central fireplace with moulded timber surround, tiled hearth and open grate, TV point, telephone point, independent electric radiator, coving to ceiling.

**Utility/Boot Room**

10' 10" x 4' 5" (3.30m x 1.35m)

Sealed unit glazed door to garden aspect, fitted in a range of base and wall mounted units with work surfaces, appliance spaces, single drainer stainless steel sink unit, quarry tiled flooring.

**Kitchen/Breakfast Room**

16' 2" x 9' 9" (4.93m x 2.97m)

A double aspect room with double glazed window to rear aspect and glazed door to side garden, fitted in a range of units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, integral double oven and electric hob with bridging unit and extractor fitted above, drawer units, integral wine rack, corner shelf display unit, tongue and groove panel work, coving to ceiling, independent electric radiator, composite floor covering.

**First Floor Galleried Landing**

Independent electric radiator, sash picture window to front aspect, access to insulated loft space.

**Principal Bedroom**

14' 1" x 12' 2" (4.29m x 3.71m)

Sealed unit sash picture window to front aspect, wardrobe recess, concealed fireplace.

**Bedroom 2**

14' 2" x 13' 0" (4.32m x 3.96m)

Shelved display recess, independent electric heater, vanity wash hand basin with tiling and cabinet storage.

**Bedroom 3**

10' 6" x 9' 11" (3.20m x 3.02m)

UPVC sash window to side aspect, wall mounted wash hand basin, independent electric radiator, inner door to

**En Suite Shower**

Walk in shower enclosure with independent shower unit fitted over, hot water cylinder and shelf space, vinyl floor covering.

**Bedroom 4/Study**

7' 6" x 5' 7" (2.29m x 1.70m)

Double glazed window to garden aspect, independent electric heater, recessed lighting, coving to ceiling.

**Family Shower Room**

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed widow to garden aspect, independent panel heater, oversized walk in shower enclosure with independent shower unit fitted over, extensive tiling, pedestal wash hand basin with tiled surrounds, low level WC, extractor, heated towel rail, coving to ceiling, vinyl floor covering.

**Outside**

There is an extensive gravelled frontage giving parking provision for four to five vehicles. The gardens are walled to the front with a horseshoe drive with two accesses enclosed by mixed boundaries, a selection of evergreen trees and shrubs. There is a **Single Garage** with electrically operated up and over door. To the rear of the garage is an interconnecting **Workshop** measuring 9' 5" x 7' 9" (2.87m x 2.36m) with power, lighting and door to rear garden. The rear garden measures approximately 65' 7" x 64' 0" (19.99m x 19.51m) with a paved terrace, areas of lawn constructed planters and a selection of beautifully established ornamental trees, outside lighting, rose beds and a raised brick edged border with gated access to the rear, there is a green house and the garden is enclosed by mature boundaries offering a high degree of privacy.

**Tenure**

Freehold

Council Tax Band - E

