



Ground Floor
Approx. 111.2 sq. metres (1197.0 sq. feet)

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- Beautifully Proportioned Detached Individual Bungalow
- Living Room And Dining Room
- Detached Double Garage With Electric Door
- End Of Cul De Sac Location
- No Forward Chain
- Versatile Four Bedroom Accommodation
- En Suite To Master Bedroom
- Large Mature And Private Gardens
- Centre Of Brampton Village Close To Local Amenities



Port Cullis Front Door To

Reception Hall

18' 4" x 11' 6" (5.59m x 3.51m)

Single panel radiator, access to insulated loft space, double airing cupboard housing hot water cylinder and shelving.

Cloakroom

Fitted in a two piece coloured suite comprising low level WC, wall mounted wash hand basin with tiling, extractor unit, ceramic tiled flooring.

Living Room And Dining Room

20' 4" x 20' 0" (6.20m x 6.10m)

The **Living Room** has a central fire place with moulded timber surround and marble tiled hearth with inset Living Flame coal effect gas fire, TV point, telephone point and wall light points. A light double aspect room with UPVC windows to front and rear aspects, the **Dining Room** has sliding double glazed patio doors to rear garden patio, corner cabinets, double panel radiators.

Kitchen/Breakfast Room

13' 5" x 7' 10" (4.09m x 2.39m)

Re-fitted in a range of gloss white base and wall mounted cabinets with complementing granite work surfaces and up-standers, drawer units, pan drawers, single panel radiator, integral Bosch double oven and gas hob with suspended stainless steel extractor unit fitted above, single drainer one and a half bowl ceramic sink unit, integrated Neff fridge freezer, larder unit with sliding shelf spice racks, UPVC window to front aspect, ceramic tiled flooring.

Utility Room

7' 7" x 4' 11" (2.31m x 1.50m)

A double aspect room with UPVC window to rear and UPVC door to side aspects, base and wall mounted cabinets, appliance spaces, fixed display shelving, access to secondary loft space, ceramic tiled flooring.

Principal Bedroom

13' 5" x 10' 2" (4.09m x 3.10m)

UPVC window to garden aspect, single panel radiator, double wardrobe with hanging and shelving, telephone point.

En Suite Wet Room

Fitted in a three piece range of white sanitary ware comprising low level WC, bidet, wall mounted wash hand basin, full ceramic tiling, recessed lighting, extractor, UPVC window to side aspect, double panel radiator, floor draining independent shower unit, non-slip vinyl flooring.

Bedroom 2

11' 6" x 9' 6" (3.51m x 2.90m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range with hanging and shelving.

Bedroom 3

10' 6" x 7' 10" (3.20m x 2.39m)

UPVC window to side aspect, single panel radiator.

Bedroom 4

9' 2" x 8' 2" (2.79m x 2.49m)

UPVC window to rear aspect, single panel radiator, laminate flooring, coving to ceiling

Family Bathroom

10' 2" x 5' 3" (3.10m x 1.60m)

UPVC window to side aspect, fitted in a three piece range of coloured sanitary ware comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, shaver light point, single panel radiator, ceramic tiled flooring.

Outside

There is an extensive tarmac drive way giving provision for four or more vehicles accessing the **Detached Double Garage** with electrically operated remote controlled door, power, lighting and private door to the side The front garden is laid to flower borders with a selection of specimen shrubs with gated access both sides of the bungalow. The mature gardens extend side and rear. The side garden is primarily lawned with a green house and vegetable patch with a small lean to garden shed. The gardens extend to the pleasantly arranged rear garden measuring approximately 85' 4" x 49' 3" (26.01m x 15.01m) with beautifully tended lawns and prepared flower and shrub borders, a selection of beautiful mature trees to the rear boundary offering a good degree of privacy. The garden is enclosed by panel fencing.

Tenure

Freehold

Council Tax band - E

