

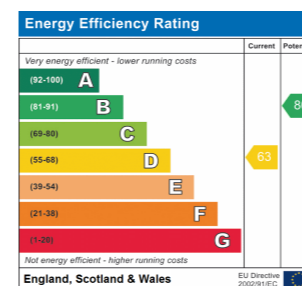


Ramsey Road, Kings Ripton PE28 2NJ

OIEO £350,000



- Charming Extended Character Home
- Three Bedrooms
- Re-Furbished To An Exceptional Standard
- Full Electrical Re-Wire
- Thoughtfully Landscaped Gardens
- Desirable Conservation Village
- Stunning Views Of The Village Church
- Offered With No Forward Chain
- Planning Permission Granted To Create Private Driveway 21/02200/HHFUL
- New UPVC Windows And Doors



Peter Lane
PARTNERS
EST 1990

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

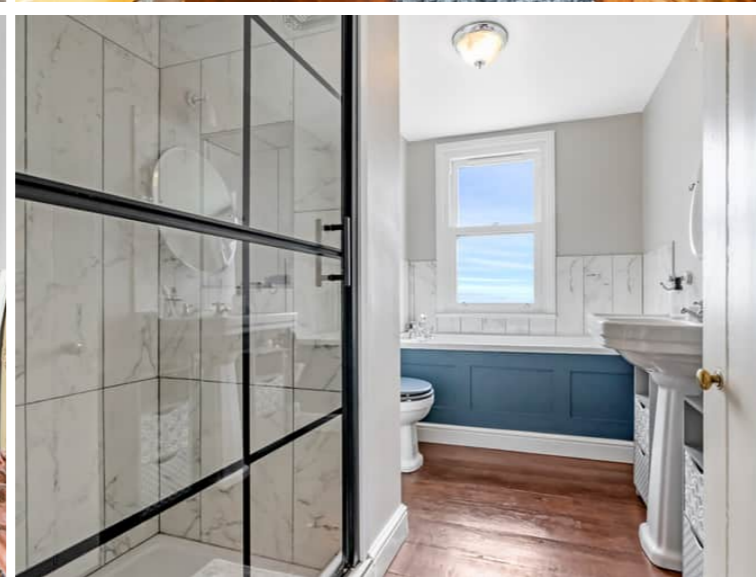
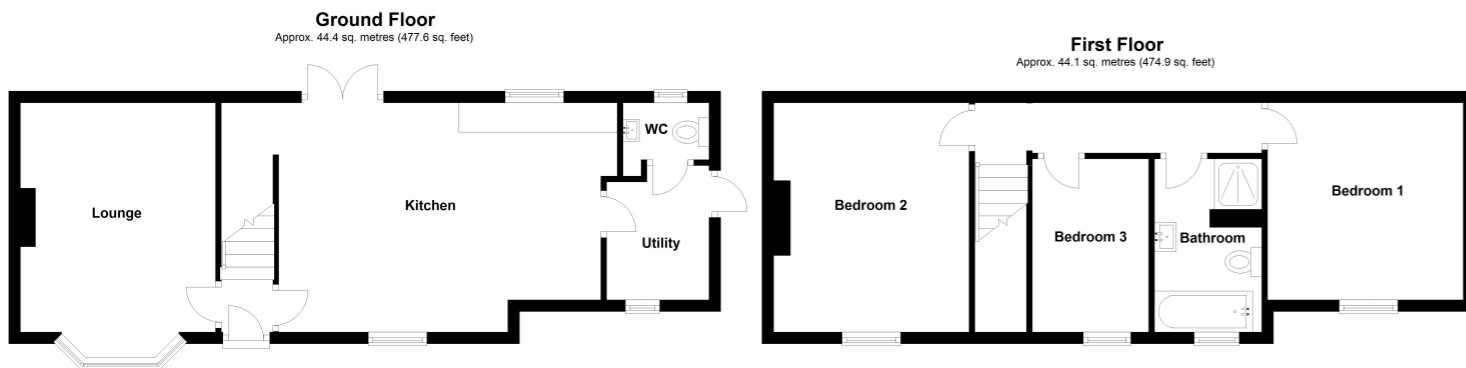
St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



Panel Door To

Entrance Hall

Timber staircase extending to first floor with carpeting and stair rods. Inner door to

Living Room

14' 3" x 10' 10" (4.34m x 3.30m)

Double glazed bay window to front aspect, TV point, telephone point, base mounted cabinet storage, central decorative Victoriana fireplace, exposed timber flooring.

Kitchen/Dining Room

18 x 12'6 (5.50m x 3.83m)

Re-fitted in a range of cream Shaker style cabinets with complementing granite work surfaces, drawer units, appliance spaces, a light double aspect room with picture windows to front and rear aspects and glazed door to garden aspect, freestanding cast iron radiator, inset Butler sink unit with mixer tap, Leisure Range Master cooker included at the asking price, glass back plate and suspended extractor over, exposed brick work feature, integrated automatic dishwasher, fitted blinds and pendant lighting, large under stairs storage recess, ceramic tiled flooring in herringbone pattern.

Utility Room

7' 5" x 6' 6" (2.26m x 1.98m)

Fitted with a range of base units topped in granite with appliance spaces, inset Butler sink unit, sash picture window to side aspect, glazed door to rear garden, chrome heated towel rail, wall mounted gas fired central heating boiler serving hot water system and radiators fitted within the last 18 months, coats hanging area, ceramic tiled flooring in herringbone pattern.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin with tiling, window to garden aspect.

First Floor Landing

Inner door to

Bedroom 1

10' 11" x 10' 7" (3.33m x 3.23m)

Double glazed picture window to front aspect, freestanding cast iron radiator, TV point, exposed timber floor boards.

Bedroom 2

12' 9" x 10' 11" (3.89m x 3.33m)

Double glazed sash picture window to front aspect, freestanding cast iron radiator, exposed timber flooring.

Bedroom 3

9' 7" x 6' 5" (2.92m x 1.96m)

Double glazed picture window to front aspect, freestanding cast iron radiator, TV point.

Family Shower Room

9' 7" x 5' 11" (2.92m x 1.80m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, extensive ceramic tiling, obscured sash picture window to front aspect, oversized screened shower enclosure with independent shower unit fitted over, heated towel rail, exposed timber floor boards.

Outside

The property stands in thoughtfully landscaped gardens with the frontage arranged on several levels edged in timber sleepers and laid to slate beds. The gardens to the rear are neatly arranged with paved areas, areas of lawn and enclosed by mixed boundaries offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - C

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

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