



Mandeville Road, Brampton PE28 4SB

£395,000



- Generously Proportioned Family Home
- Four Bedrooms
- Extended Accommodation
- Two/Three Reception Rooms
- Impressive Kitchen/Dining Room
- Utility Room And Cloakroom
- Four Car Driveway
- Mature And Private Gardens
- Desirable And Popular Village Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**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

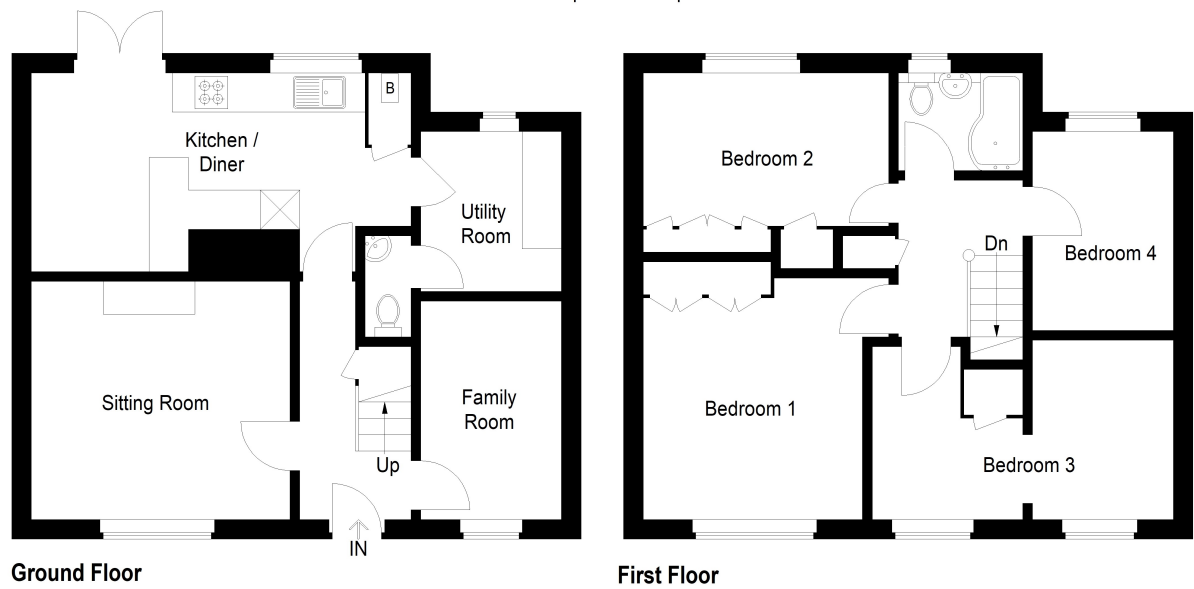
**Huntingdon 01480 414800**

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

huntingdon@peterlane.co.uk



Approximate Gross Internal Area  
107.3 sq m / 1155 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1199586)  
Housepix Ltd



### Integral Storm Canopy Over

UPVC glazed stained glass panel door to

### Entrance Hall

12' 4" x 5' 11" (3.76m x 1.80m)

Single panel radiator, stairs to first floor with understairs cupboard, coving to ceiling, fuse box and master switch, laminate flooring.

### Family Room/Study

11' 7" x 8' 2" (3.53m x 2.49m)

Laminate flooring, coving to ceiling, UPVC window to front aspect, single panel radiator.

### Sitting Room

13' 2" x 12' 2" (4.01m x 3.71m)

UPVC window to front aspect, radiator, central fireplace with inset electric fire and granite hearth, laminate flooring, coving to ceiling.

### Kitchen/Dining Room

19' 5" x 10' 8" (5.92m x 3.25m)

UPVC window to rear aspect, UPVC French doors to garden terrace, vinyl floor covering, coving to ceiling, fitted in a range of base and wall mounted units with work surfaces and tiling, double panel radiator, dividing peninsular unit with drawer units, appliance spaces, single one and a half bowl stainless steel sink unit with mixer tap, integral electric oven and ceramic hob with bridging unit and extractor fitted above, pantry housing Worcester Bosch gas fired central heating boiler serving hot water system and radiators.

### Laundry/Utility Room

8' 2" x 7' 9" (2.49m x 2.36m)

UPVC window to rear aspect, vinyl floor covering, appliance spaces, inner door to

### Cloakroom

Fitted in a two piece white suite comprising low level WC, corner wash hand basin with mixer tap, cabinet storage, vinyl flooring,.

### Bedroom 1

13' 2" x 11' 2" (4.01m x 3.40m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range incorporating two double units with hanging and storage.

### Bedroom 2

16' 9" x 9' 8" (5.11m x 2.95m)

Sub-divided with an internal archway creating a **Bedroom** and **Dressing Area**, two single panel radiators, two UPVC windows to front aspect, cupboard storage with hanging and shelf space.

### Bedroom 3

13' 1" x 8' 7" (3.99m x 2.62m)

Single panel radiator, wardrobe with hanging and storage, UPVC window to rear aspect, storage cupboard.

### Bedroom 4

10' 2" x 7' 1" (3.10m x 2.16m)

UPVC window to rear aspect, single panel radiator, access to insulated loft space, radiator.

### Family Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, 'P' shaped panel bath with folding shower screen with hand mixer shower, extractor, ceramic tiled flooring, anthracite heated towel rail, full ceramic tiling with glass contour border tiling.

### Loft Room

19' 5" x 8' 0" (5.92m x 2.44m)

Twin Velux windows to rear aspect, eaves storage space, lighting. (No building regs in place.)

### Outside

The property stands within a large hard landscaped frontage giving parking provision for four large vehicles enclosed by mature evergreen hedging and fronts a pleasant area of green. There is an extensive paved terrace with timber pergola and established climbers, a central shaped area of lawn, two timber sheds, a selection of ornamental shrubs, outside tap, gated access to the front and the garden is enclosed by a combination of panel fencing and evergreen screening offering a good degree of privacy.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### 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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