



70 Ramsey Road, Warboys PE28 2RW

OIEO £350,000



- Beautifully Presented Extended Family Home
- Re-Fitted 31' Kitchen/Dining/Family Room
- Three Bedrooms
- Re-Fitted Bathroom
- Utility Room/Cloakroom
- Three Car Driveway
- Timber Outbuilding
- 100' Rear Garden
- Appealing Retro Theme Throughout
- Non Estate Location

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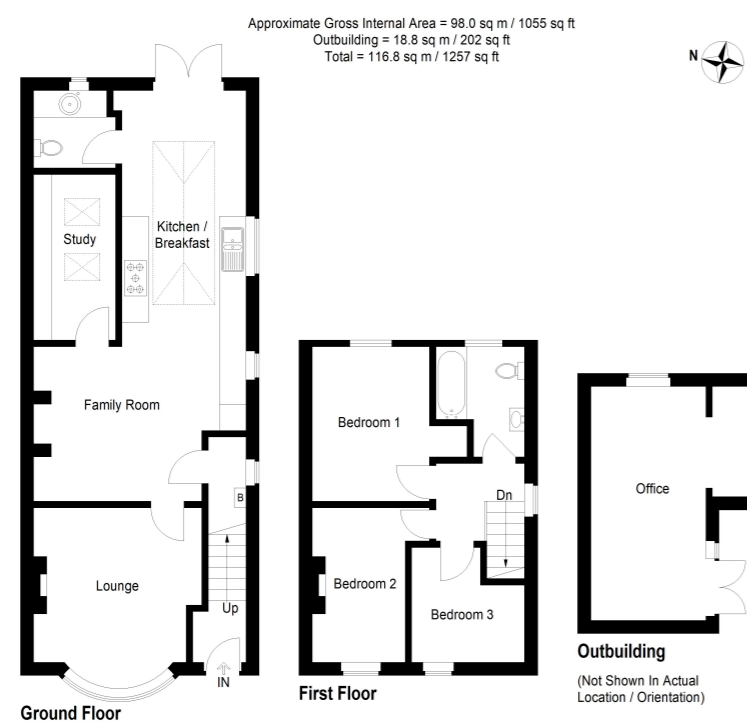
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1001445)
 Housepix Ltd



Fan Light Panel Door To

Entrance Hall

4' 10" x 3' 7" (1.47m x 1.09m)

Stairs to first floor, double panel radiator, coats hanging area, internal original panel door to

Sitting Room

14' 0" x 12' 6" (4.27m x 3.81m)

UPVC bow window to front aspect, central feature fireplace with cast decorative inset brick tiled hearth with moulded timber surround, shelved display recesses, picture rail, double panel radiator, TV point, telephone point, internal door to

Kitchen/Dining/Family Room

31' 0" x 15' 11" (9.45m x 4.85m)

A light contemporary open plan extended space with UPVC windows to side aspect and French doors to garden terrace to the rear, understairs cupboard housing gas fired central heating boiler serving hot water system and radiators, central fireplace recess shelved and further shelved display recesses, recessed lighting, central architectural lantern light, vertical contemporary radiator, fitted in a fabulously retro range of base and wall mounted cabinets with drawer units and complementing butchers block Oak work surfaces and up-stands, appliance spaces, space for cooking range with suspended extractor unit fitted above and glass back plate, inset one and a half bowl ceramic sink unit with mixer tap, quarry tiled flooring, inner door to

Study

12' 6" x 6' 5" (3.81m x 1.96m)

Recessed lighting, twin Velux windows to garden aspect, desk unit, double panel radiator.

Utility Room/Cloakroom

Fitted in a two piece white suite comprising low level WC, surface mounted circular sink unit with mixer tap, chrome heated towel rail, recessed lighting, UPVC window to garden aspect, base units with Oak work surfaces and up-stands, quarry tiled flooring.

First Floor Landing

UPVC window to side aspect, access to insulated loft space, exposed timber flooring.

Bedroom 1

11' 1" x 8' 10" (3.38m x 2.69m)

UPVC window to rear aspect, double panel radiator, wardrobe with hanging and shelving, picture rail.

Family Bathroom

8' 6" x 7' 0" (2.59m x 2.13m)

UPVC window to rear aspect, double panel radiator, re-fitted in a three piece white suite comprising pedestal wash hand basin, low level WC, panel bath with folding screen and independent shower unit fitted over, re-tiled surrounds, ceramic tiled flooring.

Secondary Landing

Leading through to

Bedroom 2

11' 10" x 9' 2" (3.61m x 2.79m)

UPVC window to front aspect, double panel radiator, central art deco cast fireplace, picture rail.

Bedroom 3

8' 8" x 8' 7" (2.64m x 2.62m)

Double panel radiator, wall light points, fuse box and master switch, picture rail, UPVC window to front aspect.

Outside

To the front is an extensive gravel driveway giving provision for up to three vehicles, with an electric vehicle charging point and an area of lawn, established boundaries and enclosed by picket fencing. Gated access extends to the rear garden which is landscaped with areas of paving and gravel beds, central shaped lawn with an extensive paved seating area, outside tap, lighting and external power point, the gardens extend to the rear with an outbuilding of timber construction incorporating **Workshop, Den and Play Room** measuring 17' 5" x 8' 9" (5.31m x 2.67m) with window to garden aspect and vinyl flooring. There is an adjoining **Office/Workshop** measuring 7' 2" x 6' 0" (2.18m x 1.83m) with window to side aspect, wall mounted cabinets, power, lighting, work surface and an area of timber decking enclosed by trellis work to the front. The gardens extend to the rear measuring approximately 91' long primarily lawned with a selection of ornamental trees and evergreens, a good sized timber shed and prepared flower borders. The garden is enclosed by a combination of panel fencing offering a reasonable degree of privacy.

Tenure

Freehold
 Council Tax Band - A



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