

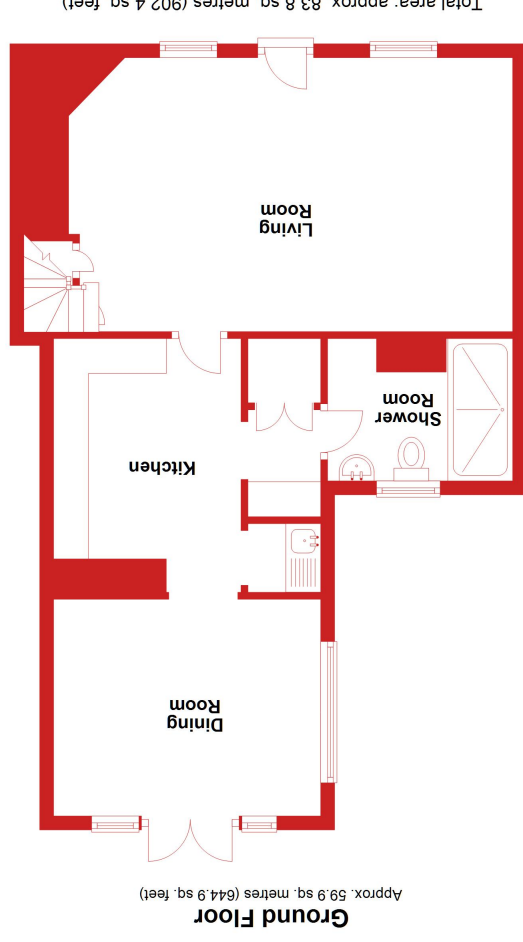
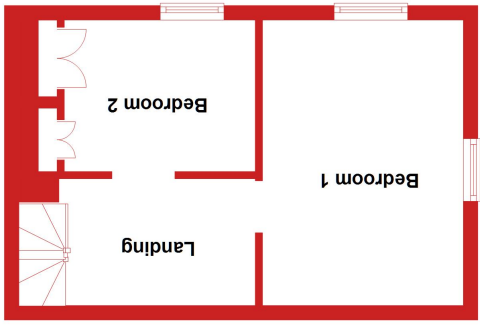
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Three Chimneys, High Street, Brampton PE28 4TH Guide Price £330,000

- Charming Detached Grade II Listed 17th Century Cottage
- Two Reception Rooms
- Beautiful Gardens
- Early Viewing Highly Recommended
- Many Original Period Features
- Two Bedrooms
- Sought After Village Location



Solid Timber Door To

Living Room

20' 7" x 12' 4" (6.27m x 3.76m)

Two secondary glazed windows to front aspect, two radiators, central fire place with inset wood burner, second brick fire place with cast iron grate and a third decorative fire place with exposed timber and brick work, exposed timber work, recessed shelving, under stairs storage cupboard, stairs to first floor.

First Floor Landing

Built in cupboard with drawers.

Bedroom 1

12' 2" x 8' 10" (3.71m x 2.69m)

Sloping ceiling, a double aspect room with secondary glazed window to front and double glazed leaded light window to side, radiator, vaulted ceiling, exposed timber work.

Bedroom 2/Dressing Room

7' 10" x 6' 3" (2.39m x 1.91m)

Sloping ceiling, secondary glazed window to front aspect, built in cupboard, exposed timber work.



Kitchen

11' 11" x 11' 10" (3.63m x 3.61m)

Window to side aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, ceramic one and a half bowl single drainer sink unit with mixer tap, space for electric cooker, space and plumbing for automatic washing machine and slim line dishwasher, central brick fire place with exposed chimney breast with inset cast iron fire, vaulted ceiling, recessed down lighters.

Outside

Side gated access leads to the rear garden which measures 79' x 25' (24.00m x 7.70m) and has three separate seating areas and laid to lawn with mature shrubs and a pathway leading to the **Summer House** measuring 10' 8" x 9' 3" (3.25m x 2.81m) with two windows and French doors, power and lighting, there is a **Garden Store** measuring 9' 6" x 5' 3" (2.90m x 1.60m). The rear garden is fully enclosed.



Dining Room

10' 6" x 10' 2" (3.20m x 3.10m)

A double aspect room with windows to side and rear aspects, French doors to patio, a range of bespoke furniture comprising cupboards, drawers and shelving, wall light point, display plinth, timber flooring.

Tenure

Freehold

Council Tax Band - B



Shower Room

Double glazed window to rear aspect, comprising low level WC, wash hand basin, shower enclosure with rain shower and hand held shower attachment over, complementing tiling, tiled flooring with under floor heating, heated towel rail, recessed down lighters, extractor, storage cupboard with shelving.

