

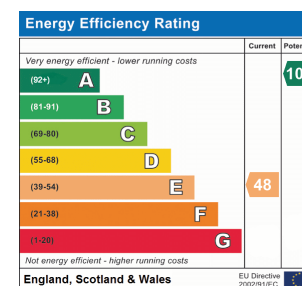


Brooklands Farm Cottage, Abbots Ripton PE28 2LQ

£325,000



- Semi Detached Cottage
- Two Double Bedrooms
- Ensuite & Family Bathroom
- Generous Sized Gardens
- Garage And Driveway
- Rural Location
- No Onward Chain



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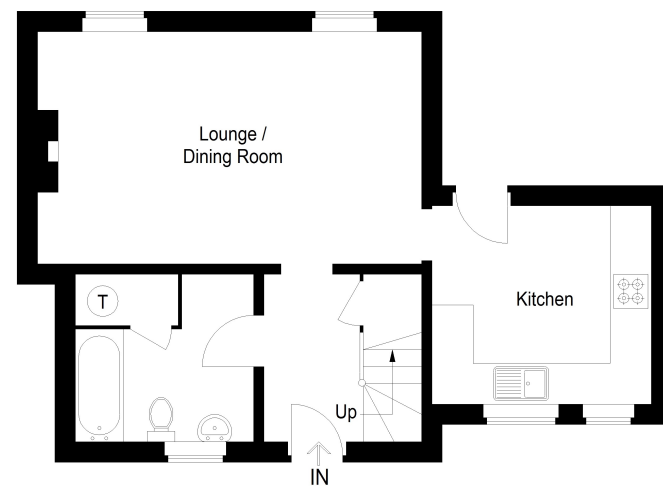
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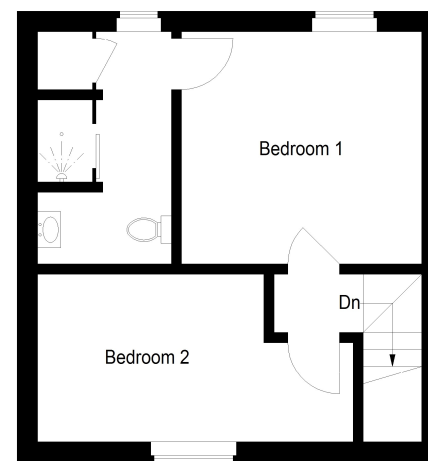
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Approximate Gross Internal Area
75.8 sq m / 816 sq ft



Ground Floor



First Floor

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. (ID1171696)
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Storm Porch Over

Main entrance door to

Kitchen

10' 3" x 9' 3" (3.12m x 2.82m)

Two double glazed windows to rear, fitted in a range of base and wall mounted units with drawer units, complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, radiator, wall mounted consumer unit, door to

Lounge/Dining Room

18' 5" x 11' 3" (5.61m x 3.43m)

Two double glazed windows to front aspect, two radiators, dado rail, central open fireplace.

Rear Hall

7' 8" x 4' 7" (2.34m x 1.40m)

Glazed panel door to rear aspect, understairs storage cupboard, stairs to first floor, radiator.

Ground Floor Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, airing cupboard housing hot water cylinder and shelving, radiator.

First Floor Landing

Radiator, access to loft space.

Principal Bedroom

11' 4" x 11' 3" (3.45m x 3.43m)

Double glazed window to front aspect, radiator.

En Suite Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with drench style shower head over, chrome heated towel rail, recessed downlighters, shelved storage cupboard.

Bedroom 2

15' 0" x 7' 9" (4.57m x 2.36m)

Double glazed window to rear aspect, radiator.

Outside

A five bar gate opens to the gravel driveway providing off road parking for several vehicles leading to the **Detached Timber Garage** measuring 15' 4" x 9' 3" (4.67m x 2.82m) with twin doors, power and lighting. The front garden is laid to lawn and enclosed by hedging with courtesy lighting. Side access leads to the rear garden with a covered store area, patio seating area, oil fired central heating boiler, two outhouses measuring 12' 6" x 8' 6" (3.81m x 2.59m) and 5' 5" x 4' 9" (1.65m x 1.45m), oil tank, outside lighting, greenhouse, areas of lawn and enclosed by panel fencing and hedging.

Tenure

Freehold

Council Tax Band - B



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