

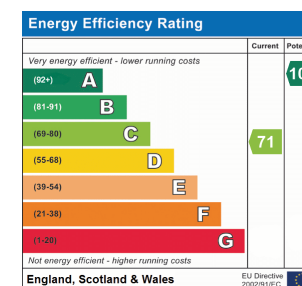


Layton Crescent, Brampton PE28 4TS

Guide Price £390,000



- Extended Family Home
- Three Double Bedrooms
- En Suite To Principal Bedroom
- Fitted Kitchen/Breakfast Room
- Private Gardens
- Garaging And Driveway
- Fronting A Lovely Green Space
- Popular And Desirable Village Location



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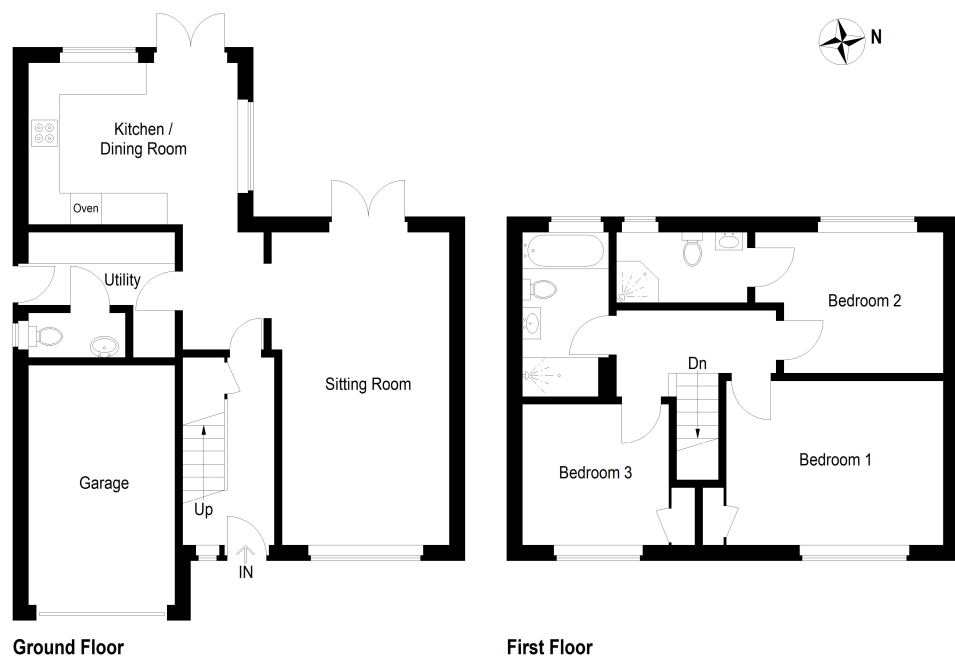
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Approximate Gross Internal Area (Including Garage) = 114.1 sq m / 1228 sq ft



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. (ID1166425)
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Integrated Storm Canopy Over

Composite glazed panel door to

Entrance Hall

11' 6" x 6' 4" (3.51m x 1.93m)

Single panel radiator, stairs to first floor, internal glazed panel to **Sitting Room**, large understairs storage cupboard, glazed internal door to

Inner Hall

Leading to

Kitchen/Dining Room

20' 2" x 13' 10" maximum (6.15m x 4.22m) including door recess.

A light, double aspect room with UPVC windows to two rear aspects and French doors to garden terrace, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, glass contour border tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, integral electric oven and ceramic Miele induction hob with bridging unit and extractor unit fitted above, integrated automatic dishwasher, under unit lighting, fitted fridge freezer, single panel radiator, recessed lighting, vinyl floor covering.

Sitting Room

20' 0" x 11' 0" (6.10m x 3.35m)

A light double aspect room with UPVC window to front aspect and French doors accessing garden terrace, TV point, telephone point, double panel radiator.

Utility/Boot Room

9' 8" x 4' 9" plus recess (2.95m x 1.45m)

Space for fridge freezer, work surfaces, larder unit, drawer units, plumbing for automatic washing machine, double panel radiator, UPVC glazed door to side aspect, LVT flooring, inner door to

Cloakroom

6' 6" x 2' 7" (1.98m x 0.79m)

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, extensive tiling, extractor, UPVC window to side aspect, ceramic tiled flooring.

First Floor Landing

Inner door to

Bedroom 1

10' 8" x 8' 10" (3.25m x 2.69m)

UPVC window to rear aspect, single panel radiator, inner door to

En Suite Shower Room

8' 2" x 4' 2" (2.49m x 1.27m)

Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with mono bloc mixer tap, corner screened shower enclosure with independent shower unit fitted over, glass contour border tiles, UPVC window to garden aspect, vinyl floor covering.

Bedroom 2

13' 10" x 10' 6" (4.22m x 3.20m)

UPVC window to front aspect, single panel radiator, wardrobe with hanging and storage.

Bedroom 3

9' 1" x 8' 6" (2.77m x 2.59m)

Over-stairs storage cupboard, UPVC window to front aspect, single panel radiator, access to insulated loft space.

Family Bathroom

10' 1" x 5' 7" (3.07m x 1.70m)

Re-fitted in a four piece white suite comprising low level WC, vanity wash hand basin with drawer units and mono bloc mixer tap, panel bath with hand mixer shower, double panel radiator, glass contour border tiles, oversized screened shower enclosure with independent shower unit fitted above, UPVC window to garden aspect vinyl floor covering.

Outside

The frontage is primarily lawned with parking provision for one vehicle and fronts a pleasant area of green space. There is a **Single Garage** with single up and over door, power and lighting. The rear gardens are neatly arranged with a paved terrace, shaped lawn, stocked with a selection of ornamental shrubs, outside lighting and enclosed by a combination of panel fencing and evergreen hedging offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - D

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