

38, BIGGIN LANE

RAMSEY • PE26 1NB





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- An Individual Extended Family Residence
- Stunning Third Of An Acre Gardens
- Highly Desirable Location
- Three Reception Rooms
- Oversized Garaging And Generous Driveway
- No Forward Chain And Vacant Possession From September 2025

This individual detached residence offers an exceptional refurbishment opportunity within one of Ramseys most exclusive locations.

The house is beautifully sited within a private and mature third of an acre plot (STMS) with a generous frontage, oversized garaging and ample parking provision. The house offers extended accommodation with huge scope for modernisation.

A rare chance to acquire a superb family home that has been within its current ownership for fifty years.

Offered with no forward chain and immediate vacant possession it must be viewed to be fully appreciated.

**Peter
Lane**
PARTNERS
—EST 1990—
Town & Country

Guide Price £575,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





PILLARED ENTRANCE PORCH OVER

Oak panel door to

RECEPTION HALL

12' 4" x 9' 10" (3.76m x 3.00m)

Stairs to first floor, understairs storage cupboard, radiator with display sill, coving to ceiling.

SITTING ROOM

20' 10" x 12' 2" (6.35m x 3.71m)

A light double aspect room with UPVC windows to front, UPVC window and French doors to garden terrace, two double panel radiators, wall light points, coving to ceiling, central feature fireplace with tiled hearth.

DINING ROOM

11' 5" x 11' 1" (3.48m x 3.38m)

Shelved display recess, radiator, coving to ceiling, open access to





GARDEN ROOM

19' 9" x 19' 3" (6.02m x 5.87m)

A light triple aspect room with double glazed windows to two rear aspects and two sets of sliding double glazed patio doors to garden terrace to the rear, cabinet storage double larder unit, tongue and groove panel-work, single drainer stainless steel sink unit, fitted in a range of base units with work surfaces and tiling, wall mounted gas fired central heating boiler serving hot water system and radiators.

REAR ENTRANCE HALL

4' 11" x 3' 3" (1.50m x 0.99m)

Glazed panel door to rear aspect, vinyl floor covering, inner door to

CLOAKROOM

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, radiator, vinyl floor covering, double glazed window to side aspect.

KITCHEN/BREAKFAST ROOM

14' 2" x 11' 2" (4.32m x 3.40m)

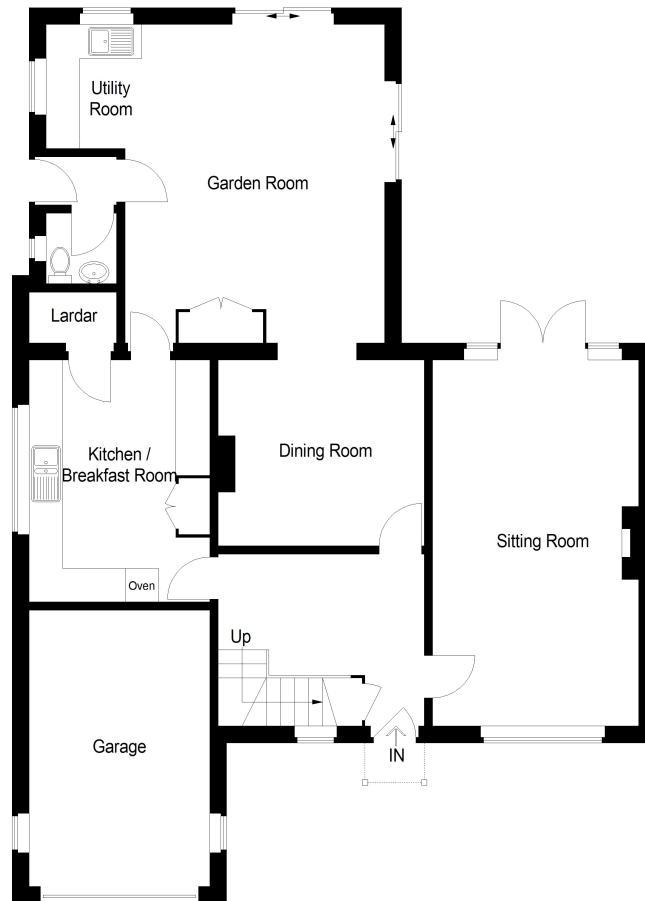
Double panel radiator, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, UPVC window to side aspect, appliance spaces, drawer units, pan drawers, integral double electric oven and hob with bridging unit and extractor fitted above, shelved larder.

FIRST FLOOR LANDING

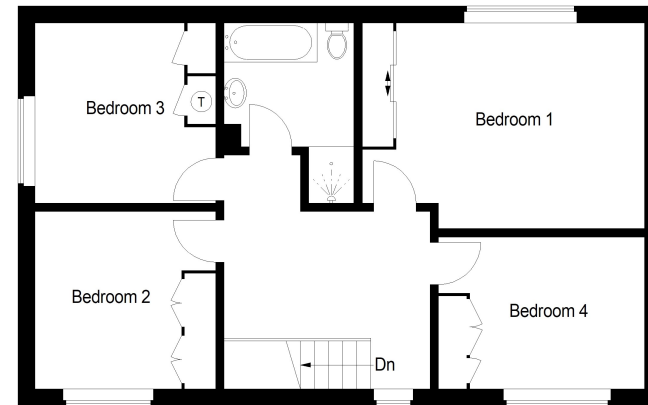
UPVC stained glass picture window to front aspect, coving to ceiling, access to part boarded loft space and pull down ladder.



Approximate Gross Internal Area = 170.5 sq m / 1835 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 186.6 sq m / 2008 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. (ID1206824)
Housepix Ltd

BEDROOM 1

16' 5" x 11' 10" (5.00m x 3.61m)

Extensive wardrobe range with hanging and storage, UPVC window to rear aspect, single panel radiator, coving to ceiling.

BEDROOM 2

12' 2" x 8' 11" (3.71m x 2.72m)

UPVC window to front aspect, radiator, wardrobe range with hanging and shelving.

BEDROOM 3

11' 2" x 10' 7" (3.40m x 3.23m)

UPVC window to side aspect, single panel radiator, airing cupboard housing hot water cylinder and shelving, wardrobe with hanging and shelf space.

BEDROOM 4

10' 7" x 10' 5" (3.23m x 3.17m)

Wardrobe range with hanging and storage, single panel radiator, tiled sill.

FAMILY BATHROOM

7' 6" x 7' 5" (2.29m x 2.26m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with tiled surrounds, UPVC window to garden aspect, screened shower enclosure with independent shower unit fitted over, single panel radiator.

OUTSIDE

The property stands in large mature and established private gardens with an extensive frontage giving provision for four or more vehicles accessing the **Oversized Garage** with single up and over door, power and lighting. The gardens are primarily lawned, stocked with ornamental trees, shrubs and flower borders, a notable Oak tree and enclosed by mature boundaries, there's outside lighting and open access extends to the rear. The rear garden is beautifully stocked with an expanse of lawn, an extensive paved terrace and further seating areas, a further selection of ornamental shrubs and trees, stocked flower borders and established rose beds. The overall plot measures approximately one third of an acre (stms) and enclosed by a combination of panel fencing and mixed boundaries. The rear garden is beautifully private and secluded.

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 - E





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