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## Biggin Lane, Ramsey PE26 1NB

Guide Price £625,000

- GUIDE PRICE BETWEEN £625,000 AND £650,000
- 1950's Detached Family Home
- Living Room, Dining Room And Conservatory
- Impressive Mature Plot
- Excellent Potential To Re-Model And Extend (stpp)

- Extremely Desirable Location
- Four Good Sized Bedrooms
- Garage, Car Port And Drive Way
- Walking Distance Of Town Centre
- No Onward Chain



### Timber Entrance Door With Leaded Light Decorative Inserts To

#### Reception Hall

Two single glazed leaded light windows to front aspect and double glazed window to side aspect, radiator, stairs to first floor, under stairs storage cupboard housing gas central heating boiler and fuse box, original parquet flooring (under carpeting).

#### Living Room

14' 5" x 11' 5" (4.39m x 3.48m)

Double glazed bay window to front aspect, coving to ceiling, central brick built feature fire place, radiator, TV point, original parquet flooring, bi-fold doors opening to

#### Dining Room

13' 11" x 10' 10" (4.24m x 3.30m)

Glazed French doors to **Conservatory**, two windows to rear aspect, coving to ceiling, radiator, original parquet flooring.

#### Kitchen

10' 6" x 7' 2" (3.20m x 2.18m)

A double aspect room with double glazed window to side and window to rear aspect, radiator, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, one and a half bowl single drainer sink unit, integrated electric oven and gas hob with cooker hood over, door to

#### Lobby Area

Opening to **Conservatory**, door to

#### Cloakroom

Double glazed window to rear aspect, fitted in a two piece suite comprising low level WC, and wash hand basin.

#### Conservatory

18' 4" x 11' 6" maximum (5.59m x 3.51m)

Of brick based double glazed construction, double glazed French doors to patio area, poly carbonate roofing, tiled flooring, spaces and plumbing for washing machine and dishwasher.

#### First Floor Landing

Access to partially boarded loft space with ladder and lighting, airing cupboard housing hot water cylinder and shelving.

#### Bedroom 1

14' 6" x 11' 6" (4.42m x 3.51m)

Double glazed bay window to front aspect, radiator, coving to ceiling.

#### Bedroom 2

14' 1" x 12' 10" (4.29m x 3.91m)

Double glazed window to rear aspect, coving to ceiling, radiator.

#### Bedroom 3

15' 5" x 9' 10" (4.70m x 3.00m)

A double aspect room with double glazed windows to front and rear aspects, wash hand basin.

#### Bedroom 4

7' 7" x 7' 7" (2.31m x 2.31m)

Double glazed window to front aspect, radiator.

#### Family Bathroom

Double glazed window to rear aspect, fitted in a two piece suite comprising wash hand basin, panel bath, complementing tiling, radiator.

#### Separate WC

Double glazed window to rear, fitted with a low level WC.

#### Outside

The front garden is laid to lawn with well stocked borders and mature trees, side access leads to the rear garden. The drive way provides off road parking for a number of vehicles leading to the **Car Port** and **Single Garage** measuring 14' 1" x 10' 2" (4.29m x 3.10m) with twin timber doors, window to side, power and lighting, there is a door leading to the **Workshop** measuring 10' 2" x 7' 10" (3.10m x 2.39m) with window and door to side aspect, coal store. The extensive rear garden is laid to lawn with a wide range of shrubs and mature planting, mature trees to include a number of fruit trees, two green houses, chicken pen, large timber shed with plant potting and preparation area.

#### Tenure

Freehold

Council Tax Band - E

Town-and-Country

