



Brangehill Lane, Mepal, CB6 2AL

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Brangehill Lane, Mepal, Ely Cambridgeshire CB6 2AL

A much improved and beautifully presented three bedroom family home situated on a much sought after development close to the village junior school.

- Entrance Hall & Downstairs Cloakroom
- Sitting Room
- Recently Refitted Kitchen/Dining Room
- Three Bedrooms (En-Suite to Bedroom One)
- Family Bathroom
- Driveway Parking & Garage
- Front & Rear Gardens
- Village Location

Guide Price: £285,000



MEPAL is a small, attractive, village which is situated about 8 miles from Ely, 17 miles from Cambridge and 4 miles from Chatteris. There is a primary school and shop in the village.

ENTRANCE HALL with door to front aspect, wall mounted alarm panel, staircase rising to first floor, wood flooring with welcome mat, radiator.

SITTING ROOM 15' 11" x 12' 6" (4.86m x 3.82m) with double glazed window to front aspect, two radiators, bespoke built-in understair storage cupboard, integral sliding double doors into:-

KITCHEN / DINING ROOM

15' 7" x 11' 1" (4.77m x 3.40m) This is certainly a feature to be noted as it has recently been fitted with an attractive range of high gloss wall and base units with quartz work surfaces over, inset Blanco stainless steel sink unit with mixer tap, built-in appliances include fridge freezer, dishwasher, washing machine and four ring Bosch gas hob with AEG extractor canopy over with built-in double oven. Double glazed window to rear aspect, laminate flooring which continues through to:- Dining area with further built-in storage unit, feature wall panelling, double glazed sliding patio doors opening to rear, breakfast bar.

DOWNSTAIRS CLOAKROOM with double glazed window to front aspect. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and tiled splashbacks, radiator, wood flooring.

FIRST FLOOR LANDING with double glazed window to side aspect, built-in double door airing cupboard housing the water cylinder and slatted shelves.

BEDROOM ONE 11' 3" x 10' 7" (3.45m x 3.25m) with double glazed window to rear aspect, built-in six door wardrobe with overhead storage and hanging space and shelving, radiator, door to:-

EN-SUITE Recently fitted with an attractive three piece suite comprising low level WC, vanity unit with inset wash hand basin & mixer tap, corner shower cubicle and feature metro style tiling. Built-in shelving, heated towel rail, laminate flooring.

BEDROOM TWO 10' 7" x 8' 4" (3.25m x 2.55m) with double glazed window to front aspect, radiator.

BEDROOM THREE 7' 6" x 7' 0" (2.30m x 2.15m) with double glazed window to front aspect, radiator.

FAMILY BATHROOM Recently fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with mixer tap. Feature tiled splashbacks, double glazed window to rear, ceramic tiled flooring.

EXTERIOR To the front is a gravelled garden with pathway leading to front door. From the driveway and single garage, with up and over door and power, there is rear gated access leading to the rear garden. The fully enclosed rear garden is predominantly laid to lawn with feature pathway leading to the rear and outside tap.

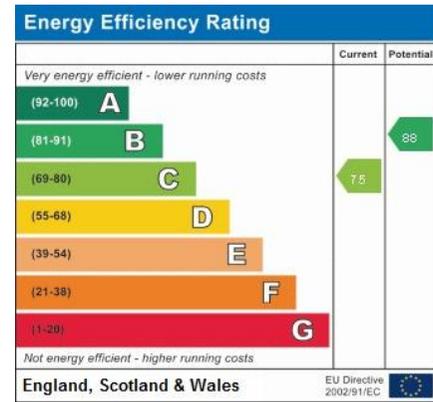
TENURE The property is freehold.

COUNCIL TAX Band C

VIEWINGS By Arrangement with Pocock & Shaw
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REF MJW/6524





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

