

£700,000

Biggin Lane, Ramsey, Cambridgeshire PE26 1NB



To arrange a viewing call us now on 01354 694900

Set within a sought after location and having GATED ACCESS, this spacious THREE BEDROOM detached family home has an incredible plot, ample OFF ROAD PARKING plus a DOUBLE GARAGE.

The accommodation comprises living room, open plan kitchen/dining room, large utility room, GARDEN ROOM and the convenience of a ground floor cloakroom. Upstairs, there are three double bedrooms and the family bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

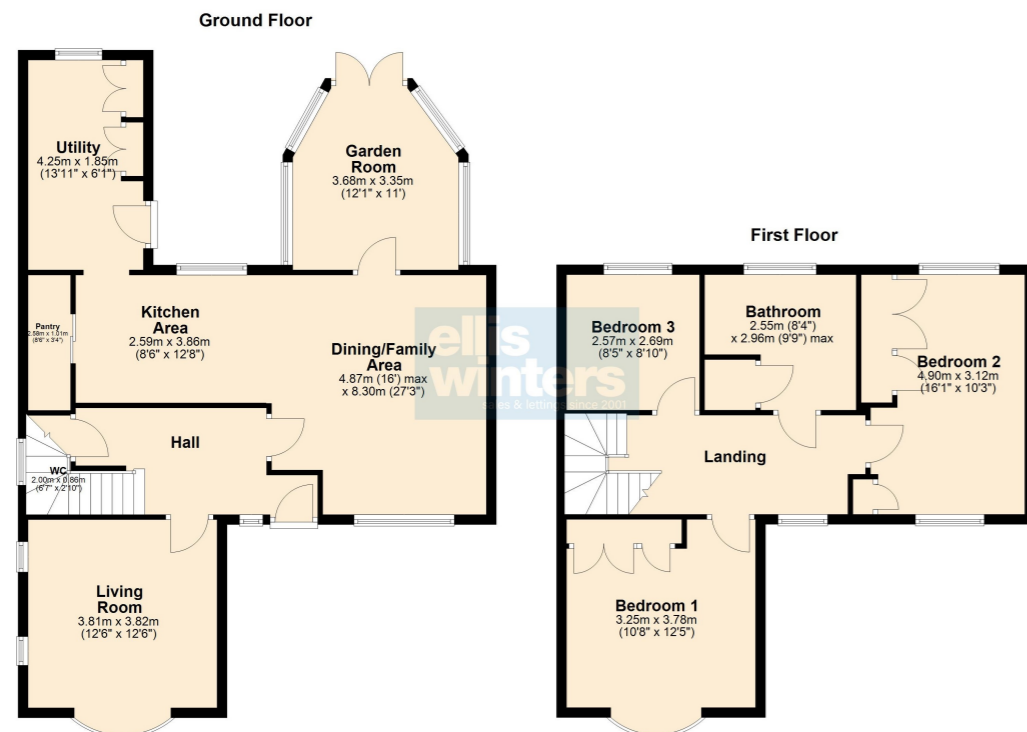
elliswinters&co



elliswinters&co

£700,000

Biggin Lane, Ramsey, Cambridgeshire PE26 1NB



GROUND FLOOR

Entrance Hall
Stairs rising to first floor.

WC
2.00m (6'7") x 0.86m (2'10")
Fitted with a low level WC and hand wash basin. Window to side.

Living Room
3.82m (12'6") x 3.81m (12'6")
Beautiful bay window to front and separate window to side.

Dining/Family Area
8.30m (27'3") x 4.87m (16') max.
Window to front, stunning marble fireplace housing woodburning stove. Open plan to kitchen area

Kitchen Area
3.86m (12'8") x 2.59m (8'6")
Fitted with a matching range of wall and base units with complementing work surfaces and tiling, stainless steel one and a half bowl single drainer sink unit with mixer tap, space and plumbing for dishwasher, integrated five burner ceramic induction hob with extractor fan over, two newly installed electric ovens, space for fridge freezer, sliding door to pantry with shelving.

Utility
4.25m (13'11") x 1.85m (6'1")
Fitted in a range of base units with complementing work surfaces, stainless steel single drainer sink unit with tiling, two double built in cupboards with shelving and hanging, double aspect room with double glazed windows to side and rear, door leading out to garden.

Garden Room
3.68m (12'1") x 3.35m (11')
Windows to rear and double doors leading out to garden.

FIRST FLOOR

Bedroom 1
3.78m (12'5") x 3.25m (10'8")
Beautiful bay window front, fitted wardrobes.

Bedroom 2
4.90m (16'1") x 3.12m (10'3")
Dual aspect windows to both front and rear, fitted wardrobes.

Bedroom 3
2.69m (8'10") x 2.57m (8'5")
Window to rear.

Bathroom
2.96m (9'9") max x 2.55m (8'4")
Fitted with a panelled bath which has mixer tap shower, separate double mains shower cubicle, low level WC and hand wash basin set within vanity unit. Window to rear.

OUTSIDE

The front garden is enclosed and has electric double gates leading into an extensive driveway and then onto the Double Garage 18' 8" x 16' 10" (5.69m x 5.13m) which has twin roller shutter doors, power and lighting.

To the rear, the large garden is laid mainly to lawn with mature shrubs and a variety of newly planted fruit trees.

There is a quality upvc summerhouse/outside conservatory measuring 9' 6" x 5' 7" (2.90m x 1.70m) with French doors and windows.

There is also a storage shed, block paved patio area, outside tap, power and lighting, side gated access leads to the front with additional outside tap.

AGENTS NOTES

Since our sellers purchased the property thirteen new solar panels have been installed supported by four storage batteries backed up by the National Grid to provide all the energy required.

New central heating system supported by heat source pump.

New underfloor heating to the ground floor and to the master bedroom.

New engineered oak flooring to the ground floor.

New wood burning stove.

New low energy lighting throughout.

New fibre broadband installed by BT.

PLEASE NOTE that the utility room was underpinned some 14 years ago, and works were carried out by the insurance company who covered the property at the time. There have been no further issues

COUNCIL TAX BAND E
EPC – TBC
TENURE - FREEHOLD

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.