

£430,000

Brangehill Lane, Mepal, Cambridgeshire CB6 2AL



**To arrange a viewing call us now on 01354 694900**

Light and airy throughout, this deceptively spacious four bedroom DETACHED family home has fabulously proportioned rooms, a double GARAGE, ample off road parking plus a good size rear garden.

The accommodation comprises separate living and dining rooms, modern kitchen with utility in support plus the convenience of a ground floor bathroom. Upstairs there are four good size bedrooms plus an additional shower room.

Energy rating D

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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#### GROUND FLOOR

##### LIVING ROOM

6.45m (21'2") x 3.97m (13')  
Windows to both rear and side, fireplace housing wood burning stove.

##### DINING ROOM

3.97m (13') x 3.65m (12')  
Windows to both front and side, storage cupboard.

##### KITCHEN

5.03m (16'6") x 2.65m (8'8")  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, space for fridge/freezer, tiled floor, storage cupboard, windows to both side and front.

##### UTILITY

2.20m (7'3") x 0.93m (3'1")  
Plumbing for washing machine and space for tumble drier, windows to each side and door out to garden.

##### BATHROOM

2.65m (8'8") x 1.75m (5'9")  
Fitted with a panelled bath, double shower cubicle, low level WC and hand wash basin. Window to side.

#### FIRST FLOOR

##### MASTER BEDROOM

6.46m (21'2") x 3.99m (13'1")  
Window to rear.

##### BEDROOM 2

3.83m (12'7") x 3.81m (12'6")  
Window to front.

##### BEDROOM 3

5.04m (16'6") x 2.88m (9'5")  
Window to front.

##### BEDROOM 4

2.67m (8'9") x 2.52m (8'3")  
Window to side.

##### SHOWER ROOM

1.87m (6'2") x 1.70m (5'7")  
Fitted with a corner shower cubicle, low level WC and hand wash basin.

#### OUTSIDE

The property is enclosed by gates and a gravel driveway provides ample off road parking and leads to the double garages which have standard up and over doors, power and light.

To the rear, the garden is in two sections with the top garden being laid to lawn with patio area. The bottom garden is more nature with mature trees and shrubs.

#### SERVICES

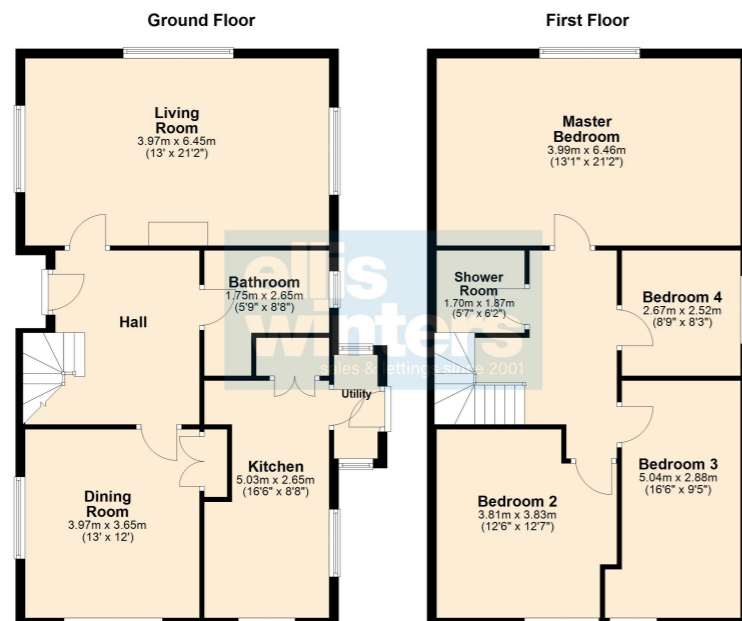
Mains electricity and water. The property has oil fired central heating and drainage is via a septic tank.

#### TENURE

Freehold

East Cambridgeshire District Council tax band D  
Energy rating D

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.



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