



LOVETT
Sales & Lettings

£500,000



15 Brampton Road, Grafham, Huntingdon, PE28 0UR

- Detached family home
- Four bedrooms / three bathrooms
- Popular village close to Grafham Water Nature Reserve
- Close to village shop, pub, hall and playing fields
- Brampton Wood nearby
- Detached double garage

Full Description

A spacious four bedroom detached family home in a sought after location in the popular village of Grafham which is situated less than half a mile from Grafham Water - England's third largest reservoir nestled in 1500 acres of beautiful countryside. Brampton Wood Nature reserve is also close by. The property is also within close walking distance to Grafham Community Shop, Pub and Village Hall. The accommodation comprises entrance hall, WC, study, living room, dining room, conservatory, kitchen and utility room on the ground floor. The first floor has four good sized bedrooms, two en-suite shower rooms and a family bathroom. Externally, there is a South East facing rear garden plus a double garage with a driveway providing off road parking for several vehicles. Oil fired central heating. Viewing highly recommended! No forward chain.

ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor with recess under. Radiator. Doors to WC, study, living room and kitchen.

WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Radiator. Window to side.

STUDY

8' 6" x 8' 4" (2.59m x 2.54m)

Window to front. Radiator. Telephone point.

LIVING ROOM

16' 2" x 13' 0" (4.93m x 3.96m)

Bay window to front. Feature gas fireplace (Calor Gas Bottles). Radiator. TV and telephone points. Double doors through to dining room.

DINING ROOM

14' 4" x 11' 2" (4.37m x 3.4m)

Sliding door to Conservatory. Radiator. Door to kitchen.

CONSERVATORY

12' 11" x 11' 5" (3.94m x 3.48m)

Brick and wood constructed conservatory with French doors to garden. Tiled floor. Ceiling vent.

KITCHEN

11' 10" x 11' 2" (3.61m x 3.4m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Tiled floor. Window to rear. Radiator. Door to utility room.

UTILITY ROOM

12' 7" x 4' 8" (3.84m x 1.42m)

Utility comprising work surface with cupboard under. Plumbing for washing machine. Wall mounted oil fired boiler. Window and door to side. Wall mounted electric consumer unit.



LANDING

Loft access. Smoke alarm. Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE

14' 5" x 13' 0" (4.39m x 3.96m)

Window to front. Radiator. Fitted wardrobes with sliding doors. Door to en-suite.

ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass door and tiled splash backs. Radiator. Extractor fan. Window to front.



BEDROOM TWO

11' 2" x 11' 1" (3.4m x 3.38m)

Window to rear. Radiator. Fitted wardrobes with mirrored sliding doors. Door to en-suite.

ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Extractor fan. Window to side.



BEDROOM THREE

11' 2" x 8' 9" (3.4m x 2.67m)

Window to rear. Radiator.

BEDROOM FOUR

9' 3" x 8' 1" (2.82m x 2.46m)

Window to rear. Radiator.



BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and fitted shower unit. Tiled splash backs. Radiator. Window to front.

DOUBLE GARAGE

18' 7" x 17' 9" (5.66m x 5.41m)

Detached double garage with two electric roller doors. Insulated and plaster boarded due to being the original sales office for the development. Window to door to rear.

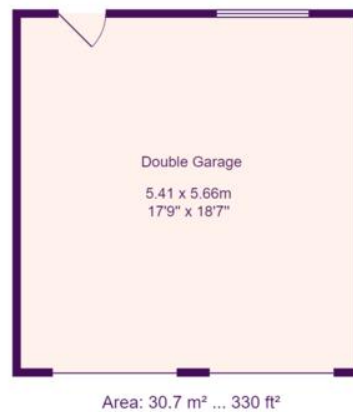
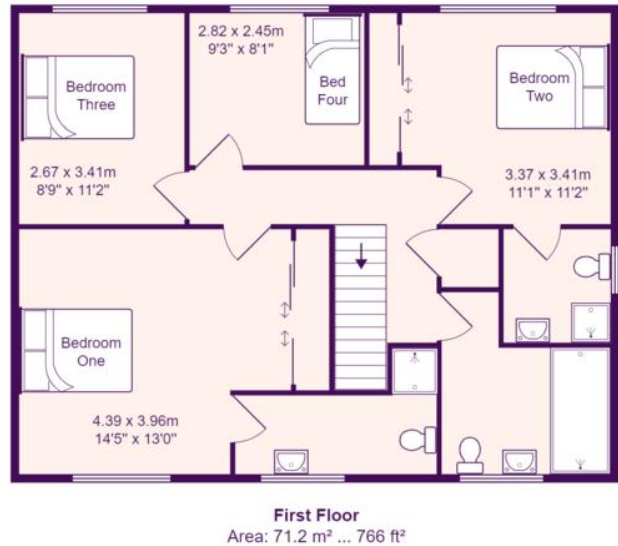
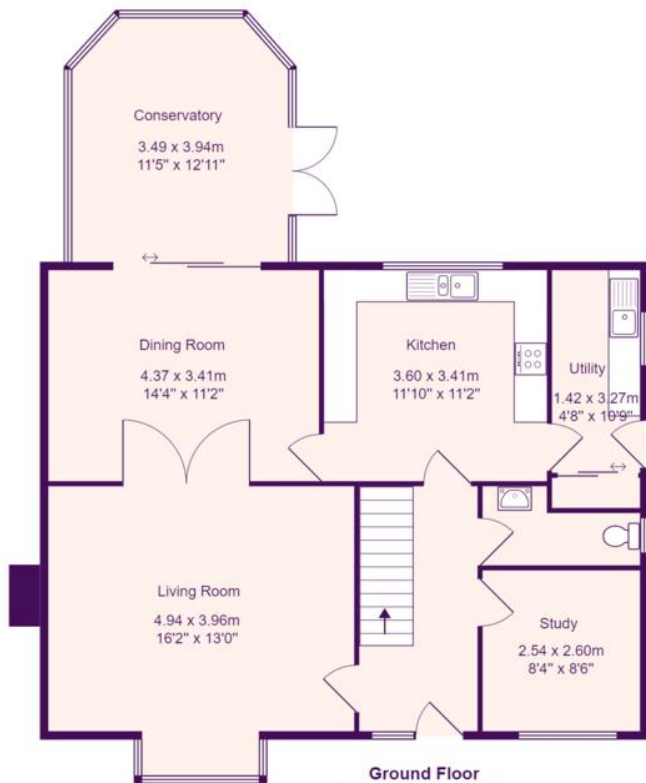
REAR GARDEN

Enclosed rear garden mainly laid to lawn with flower and shrub borders. Gated access to side. Summer house with power and light.

FRONT GARDEN

Block paved driveway leading to garage providing off road parking for several vehicles. Mature shrubs and trees.





Total Area: 187.9 m² ... 2023 ft²

All measurements are approximate and for display purposes only

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24 Market Square, St Neots, Cambs, PE19 2AF

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements