



£550,000

Biggin Lane, Ramsey, Huntingdon PE26 1NB



To arrange a viewing call us now on 01354 694900

Set in a SOUGHT-AFTER location, this SUBSTANTIAL three-bedroom DETACHED property offers space, versatility and family-friendly living on a GOOD-SIZED PLOT with ample off-road parking and a GARAGE.

The ground floor accommodates a well-appointed kitchen, a separate dining room, a good size living room, a garden room and a cloakroom. Upstairs, there are three double bedrooms, two of which have en-suites, plus a family bathroom.

The good-sized rear garden features an outside hobby/games room and a SUMMERHOUSE providing additional space for hobbies, entertaining, or home working.

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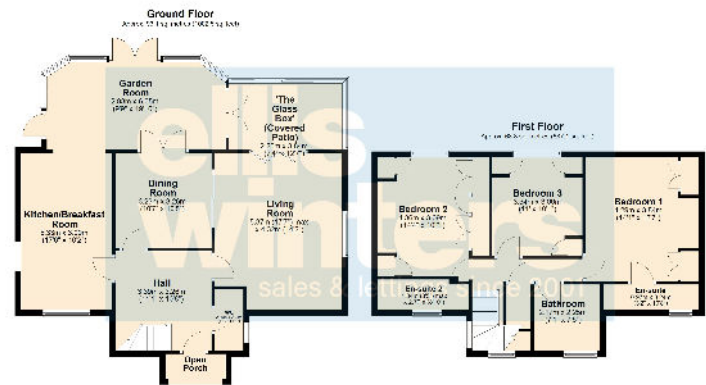
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Total area approx. 157.0 sq. metres (1365.6 sq. ft.)



Total area approx. 55.7 sq. metres (594.7 sq. feet)

GROUND FLOOR

Kitchen/Breakfast Room
5.33m (17'6") x 3.09m (10'2")
Fitted with a matching range of wall and base units housing single self cleaning electric oven, integrated microwave and induction hob with extractor over, space for fridge/freezer, integrated dishwasher, Corian style workshop Quooker hot water tap, windows to both front and side, open to garden room.

Dining Room
3.26m (10'8") x 3.23m (10'7")
Double doors to garden room, sliding door into living room.

Living Room
5.37m (17'7") max. x 4.32m (14'2")
Window to side, bi-fold doors at to covered patio.

Garden Room
6.05m (19'10") x 2.98m (9'9")
Certainly the hub of this home, brick and upvc with solid roof, double doors into the glass box.

WC
2.09m (6'10") x 0.94m (3'1")
Fitted with a low level wc and hand wash basin Window to side.

'The Glass Box' (Covered Patio)
This is access from the living room and garden room and is a glass structure which can be open up in the summer and covers the patio area.

FIRST FLOOR

Bedroom 1
4.29m (14'1") x 3.84m (12'7")
Fitted wardrobes, window to rear.

En-suite
3.24m (10'8") x 0.97m (3'2")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 2
4.36m (14'4") x 3.09m (10'2")
Window to rear, fitted wardrobes.

En-suite 2
2.70m (8'10") x 1.04m (3'5") max.
Fitted with shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front.

Bedroom 3
3.34m (11') x 3.06m (10'1")
Window to rear, fitted wardrobes.

Bathroom
2.25m (7'5") x 2.17m (7'1")
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to front.

OUTSIDE

Garage
5.31m (17'5") max. x 2.77m (9'1")
Standard up and over door, power and light.

Hobby/Games Room
5.05m (16'7") x 2.47m (8'1")
Fully insulated and plastered out, double doors out to garden.

Store
2.92m (9'7") x 2.74m (9')
Window to rear, door to garden.

The garden is beautifully mature with a variety of shrubs and trees, areas of lawn, Summerhouse, greenhouse, garden store. Plenty of space for both relaxation and play.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold
Huntingdonshire District Council tax band E
Energy rating - C

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

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