



LOVETT
Sales & Lettings

Offers In Excess Of
£400,000



16 Orchard Lane, Brampton, Huntingdon, PE28 4TF

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- IN EXCESS OF 1250 SQFT
- ESTABLISHED SOUGHT AFTER ROAD
- GARAGE AND CARPORT
- GOOD SIZED PLOT

Full Description

A spacious three double bedroom detached family home situated in a sought after road in the popular village of Brampton just a mile and a half from Huntingdon railway station. The property is within easy reach of an abundance of village amenities including CO-OP store, off licence, chemist, dentist, post office, butchers, two pubs and a primary school. The well presented accommodation comprises entrance hall, WC, living room, kitchen and dining room on the ground floor. On the first floor there are three good sized bedrooms and a bathroom. Externally there is a generous private enclosed rear garden plus a driveway leading to garage and carport to front. The property benefits from gas radiator central heating and UPVC windows and doors throughout. Viewing highly recommended! No forward chain.

ENTRANCE HALL

UPVC entrance door leading to entrance hall. Karndean flooring. Stairs to first floor. Radiator. Smoke alarm. Thermostat. Doors to WC, living room, kitchen and dining room.

WC

Two piece white suite comprising low level WC and wash hand basin. Tiled splash backs. UPVC window to side.

LIVING ROOM

19' 9" x 12' 9" (6.02m x 3.89m)

UPVC sliding door to rear garden. TV and telephone point. Radiator. Feature fireplace.

DINING ROOM

12' 11" x 10' 6" (3.94m x 3.2m)

UPVC windows to front and side. UPVC bay window to side. Radiator. Karndean flooring. Fitted cupboards and display cabinets.

KITCHEN

15' 6" x 10' 5" (4.72m x 3.18m)

Fitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and splash backs. Built in double oven and four ring gas hob with extractor hood over. Plumbing for dishwasher. Cupboard housing plumbing for washing machine. Wall mounted gas boiler. Karndean flooring. UPVC window to rear. UPVC door to side lobby.



SIDE LOBBY

UPVC doors to front and side. Tiled floor.

LANDING

UPVC window to rear. Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE

13' 0" x 11' 9" (3.96m x 3.58m)

UPVC window to rear. Built in wardrobes.

BEDROOM TWO

12' 8" x 10' 1" (3.86m x 3.07m)

UPVC window to front. Built in wardrobes. Radiator.

BEDROOM THREE

9' 6" x 8' 7" (2.9m x 2.62m)

UPVC window to rear. Radiator. Wood flooring.

BATHROOM

Three piece suite comprising low level WC, wash hand basin and panelled P-Shaped bath with shower over. Tiled splash backs. Heated towel rail. UPVC window to side and rear.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with mature flower and shrub borders. Storage shed and summer house.

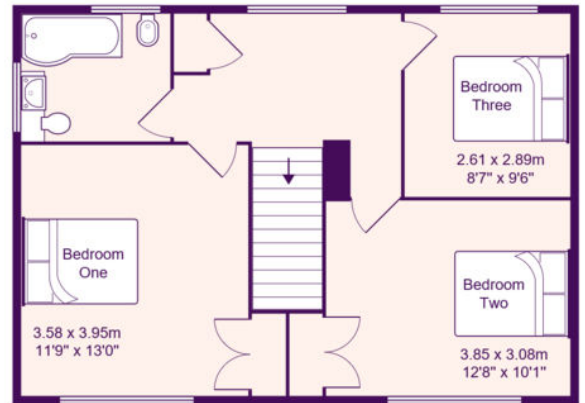
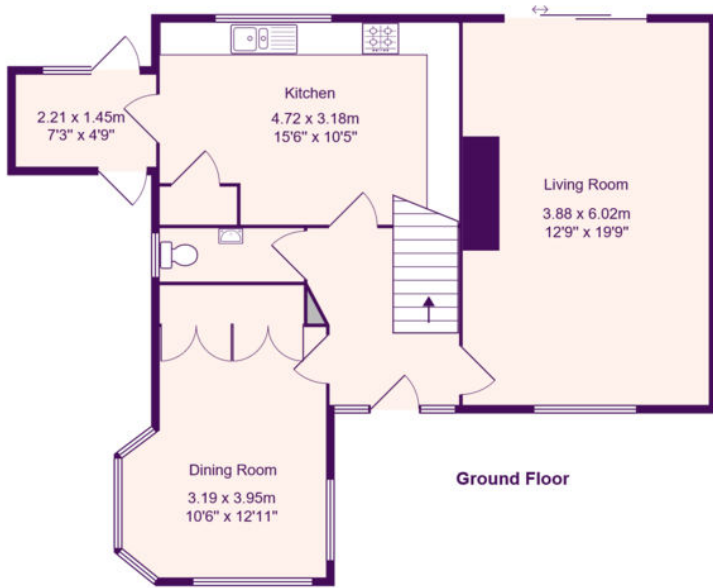
FRONT GARDEN

Block paved driveway leading to garage and carport. Raised lawn and mature trees.

GARAGE

Single garage with electric roller door. Personal door to side. Power and light. Carport to the side.





Total Area: 115.9 m² ... 1248 ft²

All measurements are approximate and for display purposes only

EPC GRAPH
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