



£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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001

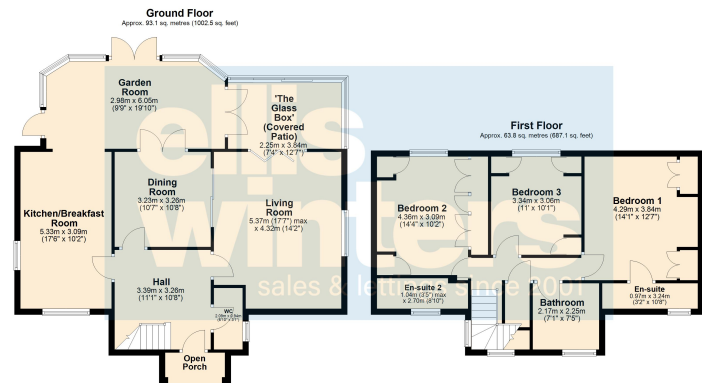


**ellis winters**  
sales & lettings since 2001

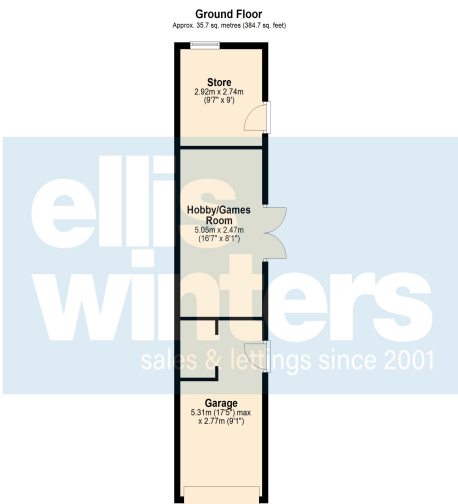


£550,000

Biggin Lane, Ramsey, Huntingdon PE26 1NB



Total area: approx. 157.0 sq. metres (1689.6 sq. feet)



Total area: approx. 35.7 sq. metres (384.7 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

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

ellis winters  
sales & lettings since 2001