

Total area: approx. 189.0 sq. metres (2034.0 sq. feet)  
 Plans are for reference purposes only.  
 Plans produced using Planity



First Floor  
 Approx. 63.6 sq. metres (684.7 sq. feet)



Ground Floor  
 Approx. 125.4 sq. metres (1349.3 sq. feet)

First floor

Ground floor

Chatters Office  
 6 High Street, Chatters PE16 6BE  
 Wisbech Office  
 The Boatouse, Harbour Square, Wisbech PE13 3BH  
 01354 696700 info@tpayneandco.co.uk  
 www.tpayneandco.co.uk

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**Biggin Lane, Huntingdon, Cambs, PE26 1NB**

Sitting on Approx 0.75 Acres (STMS) - Desirable Location - In Need Of Renovation - Detached House - 4 Bedrooms  
 - Kitchen - 2 Reception Rooms - Ensuite To Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden  
 With Swimming Pool & Outdoor Cabin - Double Garage & Large Driveway

Offers Over  
**£499,000**





**Ground Floor**

**Entrance Hall**  
Built in under stairs storage cupboard, radiator and stairs leading to the first floor.

**Lounge**  
4.56m (14'9") x 4.07m (13'3")  
Double glazed window to side and radiator.

**Dining Area**  
4.56m (14'9") x 3.65m (11'9")  
Double glazed window to front and radiator.

**Kitchen**  
5.38m (17'6") x 4.04m (13'2") Max  
Fitted with a matching base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for washing machine and

dishwasher, space for fridge/freezer and cooker, double glazed window to rear, double glazed window to side, laminate flooring, double doors leading to the rear of the property and door leading to the inner hallway.

**WC**  
Fitted with two piece suite comprising, wash hand basin and low-level WC, laminate flooring and

radiator.  
**Sun Room**  
Part UPVC structure, double glazed windows to side and rear and door leading to the rear of the property.

**Reception Room/Bedroom 4**  
3.03m (9'9") x 2.58m (8'4")  
Radiator.

**Rear Lobby**  
Fitted worktop space, window to rear and door leading to the garage.

**First Floor**

**Landing**  
Built in Storage cupboard, radiator and window to side.

**Bedroom 1**  
4.12m (13'5") x 3.36m (11')  
Fitted wardrobes and units, radiator and double glazed window.

**En-suite**  
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled



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splashbacks, double glazed window to side and radiator.

**Bedroom 2**  
4.14m (13'5") x 3.65m (11'9")  
Double glazed window to front, built in storage cupboard and radiator.

**Bedroom 3**  
3.34m (10'9") x 2.97m (9'7")  
Double glazed window to rear and radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled surround, double glazed window to rear and radiator.

**Double Garage**  
Two Up and over door and supplied with power and electric.

**Outside**  
A large driveway to the front allowing parking for multiple vehicles and a double garage.

There is also a lawn area with mature trees and shrubs planted.

The property is situated on 0.75 acres STMS of land consisting of large lawned area, raised patio area, decked

area to the rear with a timber-built cabin which is connected with power and lighting and also a home bar installed with fitted seating area. There is also a 32ft x 16ft sunken swimming pool surrounded by mature shrubs and plants.

There are two timber-built sheds and a greenhouse, as well as a vegetable area.

EPC- TBC



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