

Total area: approx. 189.0 sq. metres (2034.0 sq. feet)

Plans are for representational purposes only plantly.



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Wisbech Office
The Boathouse, Harbour Square, Wisbech PE13 3BH

Chatteris Office 6 High Street, Chatteris PE16 6BE

First floor

Ground floor



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Biggin Lane, Huntingdon, Cambs, PE26 1NB

Offers Over £499,000

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



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



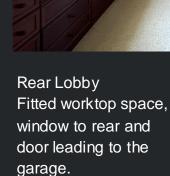
dishwasher, space for fridge/freezer and cooker, double glazed window to rear, double glazed window to side, laminate flooring, double doors leading to the rear of the property and door leading to the inner hallway.

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.



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







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 suppled 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 timberbuilt sheds and a greenhouse, as well as a vegetable area.



EPC-TBC

