



**Brangehill Lane, Mepal, Ely CB6 2AL**



**welcome to**

## **Brangehill Lane, Mepal Ely**

This charming home perfectly balances character and convenience-an ideal choice for those seeking a village lifestyle with modern comforts.

### **Entrance Porch**

7' 6" x 7' ( 2.29m x 2.13m )

Wooden flooring with double door storage cupboard to left.

### **Lounge**

13' 3" x 21' 5" ( 4.04m x 6.53m )

With aspect surrounding, the lounge has both windows to rear and front with 2 sets of French doors opening to the side of the property.

Featuring brick fire place purposely built for log burner - staying with the property.

### **Kitchen/Diner**

24' 6" x 14' 8" ( 7.47m x 4.47m )

Comprising of base and eye level units, integrated appliances include dishwasher and fridge freezer.

Island with space for storage built in.

Range master cooker with gas hobs.

French doors leading to rear garden.

### **Utility Room**

6' 5" x 14' 7" ( 1.96m x 4.45m )

Base level units with space for washing machine and tumble dryer with additional storage cupboards.

Door leading to rear garden.

### **Bedroom 4/ Reception Room 2**

19' 5" x 12' 2" ( 5.92m x 3.71m )

Two windows to front.

### **Family Shower Room**

Tiled flooring, with shower cubicle, low level w/c and wash hand basin with vanity unit as well as heated towel rail.





### **Stairs To First Floor Landing**

Laid with carpet flooring, airing cupboard, giving access to all rooms.

### **Master Bedroom**

13' 2" x 14' 1" ( 4.01m x 4.29m )

Carpet flooring

Window to front

With two storage cupboard and fitted wardrobes

Ensuite to master - tiled flooring, wash hand basin with vanity unit, walk in double shower, heated towel rail and low level w/c.

### **Bedroom 2**

12' 5" x 10' 1" ( 3.78m x 3.07m )

Carpet flooring

Window to side

### **Bedroom 3**

12' 3" x 10' 1" ( 3.73m x 3.07m )

Carpet flooring

Window to side



### **Family Bathroom**

2 Sky light windows

4 piece bathroom suite comprises of bath tub with dual mixer tap over, low level w/c, wash hand basin with vanity unit, double walk in shower cubicle and heated towel rail

### **Garages**

21' x 23' ( 6.40m x 7.01m )

Double garage is across two floors with the downstairs currently being used for storage with the potential for the upper floor to be converted into another bedroom.

Comprises of electricity and two windows on the first floor.



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## Brangehill Lane, Mepal, Ely

- Under-floor heating downstairs
- Large double garage with potential for annex
- Sound blocking windows throughout
- Large wrap - around garden
- Bespoke fire place and log burner

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

offers over

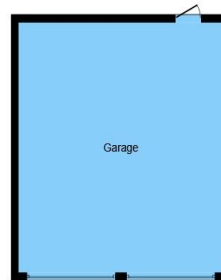
**£575,000**



Ground Floor



First Floor



Garage

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