



Biggin Lane, Ramsey Huntingdon
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Wrap Around Garden
- Garage with Electric Roller Door

Ground Floor

Entrance hall
Leading to

Lounge - 21'3" x 12'0" Max (6.45m x 3.66m Max)
Featured log burner with three windows to front.

Study - 12'4" x 6'9" (3.76m x 2.06m)
Multifunctional room with sliding Doors to garden

Kitchen - 12'5" x 12'3" (3.78m x 3.73m)
Fitted with a matching range of base and eye-level units with window to side.

Dining Room - 10'3" Max x 11'8" (3.12m Max x 3.56m)



Utility Room/ Cloakroom - 12'8" Max x 9'5"
(3.86m Max x 2.87m)

Recently renovated and comprising of a wash hand basin, low-level-WC, plumbing and space for washing machine and tumble dryer with window to rear and door to garden.

Conservatory - 10'7" x 19'4" (3.23m x 5.89m)
French doors leading to the garden.

First Floor

Master Bedroom - 12'2" Max x 11'4" Max (3.71m
Max x 3.45m Max)

Built-in wardrobes with window to front.

Bedroom 2 - 12'0" Max x 11'5" (3.66m Max x
3.48m)

Window to rear.

Family Bathroom

Fitted with a three-piece suite and comprising of a bath with handheld shower, wash hand basin, low-level-WC and window to side.

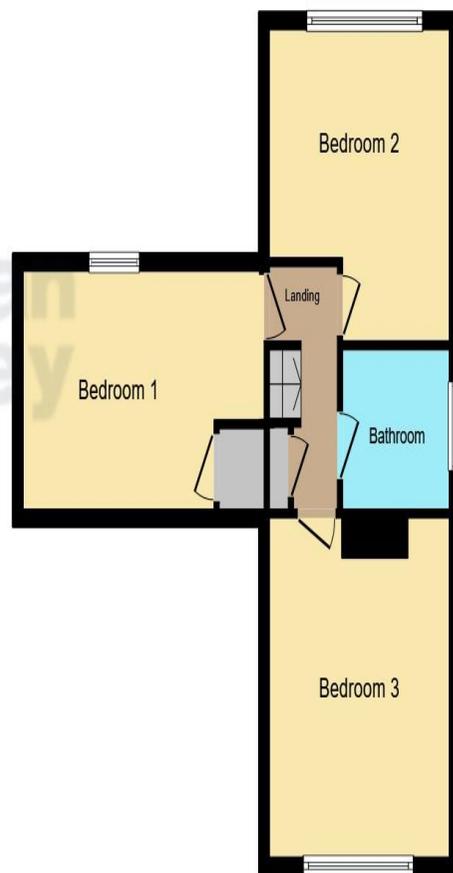
Bedroom 3 - 14'4" Max x 9'1" (4.37m Max x
2.77m) Restricted Height

Exposed beams with eaves storage and window to rear.





Ground Floor



First Floor

Outside

The private rear enclosed garden has been beautifully landscaped offering a spacious wrap around garden. Offering a pond and two seated patio areas the secluded garden offers the flexible space to unwind.

The front of the property is set back from Biggin Lane offering a spacious driveway providing parking for multiple cars along with a laid to lawn front garden. The garage also offers an electric roller door to front.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM204559 - 0004

