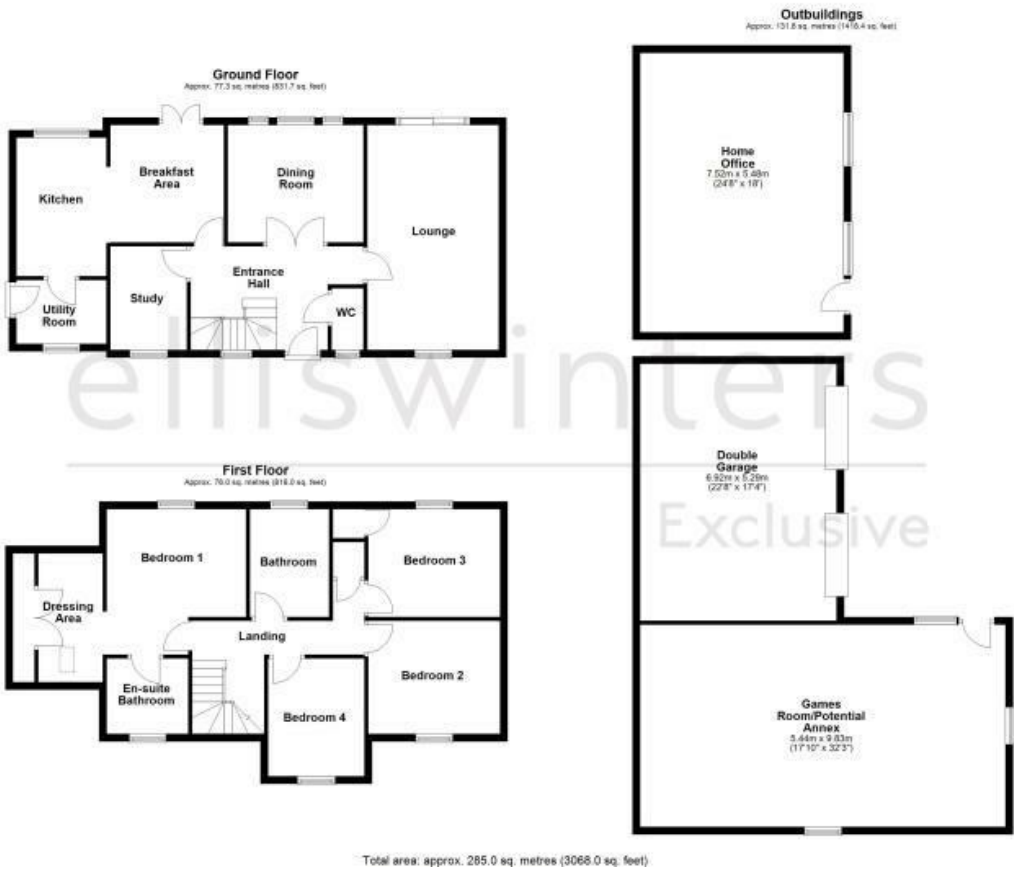




Ground Floor

Entrance Hall

WC

Lounge
6.05m (19'10") x 3.54m (11'7")

Dining Room
3.65m (12') x 3.16m (10'4")

Study
2.79m (9'2") x 2.06m (6'9")

Breakfast Area
3.16m (10'4") x 3.06m (10')

Refitted Kitchen
3.73m (12'3") x 2.42m (7'11")

Refitted Utility Room
2.42m (7'11") x 1.72m (5'8")

First Floor

Landing

Bedroom 1
3.92m (12'10") max x 3.75m (12'4")

Dressing Area
3.47m (11'5") x 1.74m (5'8")

En-suite Bathroom
2.08m (6'10") x 2.05m (6'9")

Bedroom 2
3.55m (11'8") x 3.05m (10')

Bedroom 3
3.55m (11'8") x 2.96m (9'9")

Bedroom 4
3.17m (10'5") x 2.59m (8'6")

Bathroom
2.96m (9'9") x 2.13m (7')

Outbuildings

Games Room/Potential Annex
9.83m (32'3") x 5.44m (17'10"), with power, light, mains water, and mains drainage connected

Double Garage
6.92m (22'8") x 5.29m (17'4"), with power, light, and

mains water connected

Home Office
7.52m (24'8") x 5.48m (18'), with power, light, electric heating, and a LAN connection for high-speed broadband

Outside
To the front of the property is an enclosed garden that is laid mainly to lawn with mature borders. There is a five-bar timber gate that provides access to the block paved driveway, and rear garden.
To the rear of the property, the block paved driveway provides off-road parking for numerous vehicles and leads to the large double garage. The garden is westerly facing and is laid mainly to lawn. There are paved and gravelled pathways, gravelled and paved patio seating areas, mature planted borders, various trees, shrubs, and bushes, and a small nature pond.

Further Information
Tenure: Freehold
EPC Rating: C
Council Tax Band: G

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 £40 + VAT (£48) 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.

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GUIDE PRICE

£650,000

Laxton Grange

Bluntisham, Cambridgeshire, PE28 3XU

PROPERTY SUMMARY

****GUIDE PRICE £650,000 - £675,000****
Ellis Winters Exclusive are delighted to welcome you to this superb home in Laxton Grange, within the popular village location of Bluntisham. This executive home is well proportioned, immaculately presented throughout, and offers the potential to create an annex or further development with the large outbuildings it offers (STP and Approvals). The accommodation in the main residents offers three reception rooms, a cloakroom, a refitted kitchen and utility room, and a breakfast area off the kitchen. There are four double bedrooms, an en-suite bathroom, and a four-piece family bathroom. Outside, there is a generous, enclosed driveway, and enclosed westerly facing garden, a large games room/annex potential, a large double garage, and a generous home office. A viewing is highly recommended to appreciate all this superb home has to offer.

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