



Malthouse Lane, Ramsey Huntingdon  
OIEO £375,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Electric Vehicle Charging
- Solar Panels AND Battery Storage
- Downstairs Cloakroom
- Off-Road Parking for Multiple Cars
- Private Rear Enclosed Garden

## Ground Floor

Entrance Hall  
Leading to;

### Lounge

Two windows to front and door leading to the Dining Room.

### Kitchen

Fitted with a matching range of base and eye-level units with window to rear.

### Utility Room

Fitted with a matching range of base units with window to rear and side door,



### Cloakroom

Fitted with a two-piece suite, and comprising of a wash hand basin and low-level-WC.

### Dining Room

French Doors leading to;

### Conservatory

French Door leading to the Garden.

### First Floor

### Master Bedroom

Built-in wardrobe, two windows to front and leading to;

### En-Suite

Fitted with a three-piece suite, and comprising of a bath and Aqualisa Quartz digital shower, wash hand basin, low-level-WC and window to front.

### Bedroom 2

Fitted wardrobe and window to rear.

### Bedroom 3 (Restricted Height)

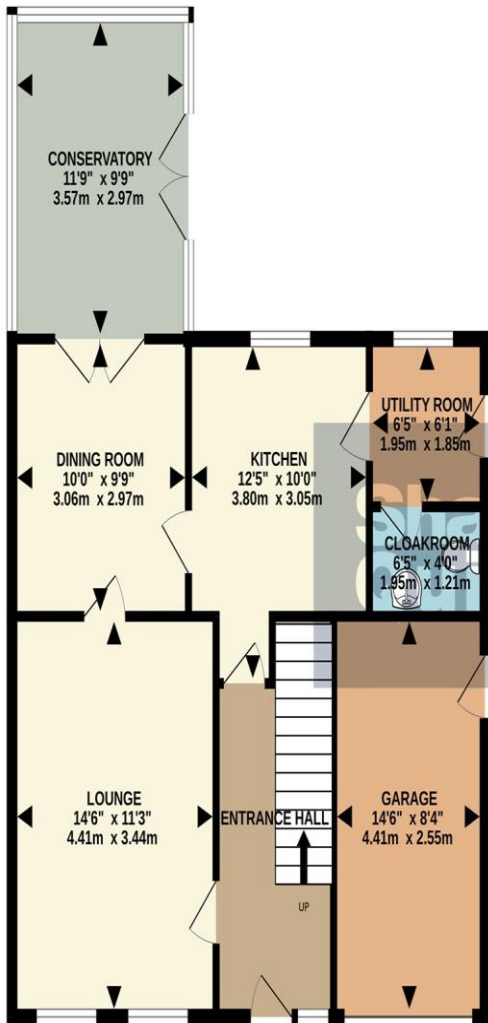
Window to front.

### Family Bathroom

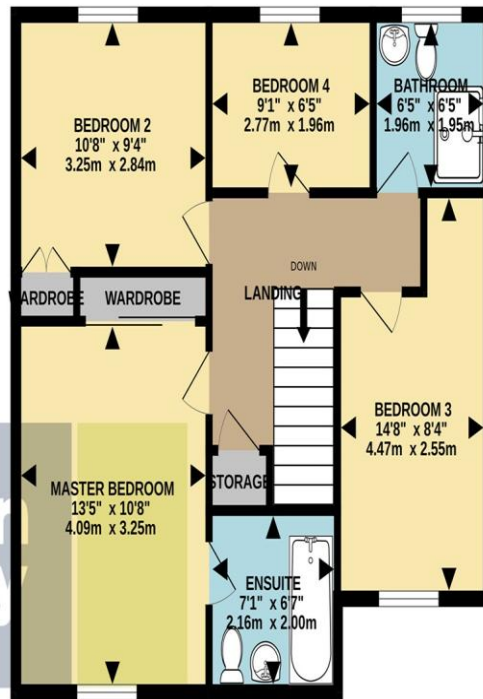
Fitted with a three-piece suite, and comprising of an Aqualisa digital double shower cubicle, wash hand basin, low-level-WC and window to rear.



GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Bedroom 4  
Window to rear.

### Outside

The front of the property offers a paved and gravelled driveway providing parking for multiple cars.

The private rear enclosed garden offers a spacious seated patio area with laid lawn to rear.

### Garage

Electric roller door with GivEnergy Inverter and 16.4kW battery storage, recently upgraded consumer unit and side door for access.

### Solar Panels

Solar and storage and EV system (16 panels, GivEnergy Inverter, GivEnergy 16.4 kW battery storage installed through EON in 2022 with transferrable 10 year warranty from 2022 (6 years remaining), GivEnergy Solar Diversion EV charger).

To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

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

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