



 **THOMAS MORRIS**

36 Biggin Lane, Ramsey, PE26 1NB

 **THOMAS MORRIS**





# Guide Price: £625,000

## Freehold

Biggin Lane, Ramsey, PE26 1NB

- 1950's Detached House
- Four Bedrooms
- Open-plan Living/ Dining Area
- Kitchen
- Conservatory
- Garage and Driveway
- Gas Central Heating
- South-Facing Rear Garden with Two Glass Greenhouses
- Freehold
- Energy Rating: D/61

Introducing this detached home in the prestigious location of Biggin Lane.

As you step inside you are met by an entrance hallway leading to an inviting living room with a bay window, moving into an adjoining dining room, both boasting solid oak block flooring. These rooms offer flexibility, functioning either as an expansive open-plan layout or as separate areas delineated by folding doors, with quick access to both kitchen, WC, and conservatory. Perfect for gatherings and relaxation.

Upstairs there are three double bedrooms, one single, and a family bathroom with a separate WC. The primary bedroom benefits from its own bay window





# Accommodation

## Entry Hallway

**Kitchen** 10'5" x 9'3" (3.18m x 2.82m).

**Conservatory** 12'2" x 18'9" (3.7m x 5.72m).

## Downstairs WC

**Dining Area** 14' x 12'11" (4.27m x 3.94m).

**Living area** 14'5" x 14'5" (4.4m x 4.4m).

## Landing

**Bedroom One** 11'6" x 14'6" (3.5m x 4.42m).

**Bedroom Two** 14'1" x 12'11" (4.3m x 3.94m).

## Bathroom

## Upstairs WC

**Bedroom Three** 15'7" x 9'11" (4.75m x 3.02m).

**Bedroom Four** 7'7" x 7'7" (2.3m x 2.3m).



## Further Information

The garden totals approximately 0.4 acres. With an extremely generous south-facing rear garden, complemented by two greenhouses, a spacious potting tool shed, and a chicken coop, there will be plenty of space to enjoy the sun as well as some shade amongst some mature trees.

Ample parking with both a garage and brick carport, as well its proximity to local amenities make it a superb family home. The garage is thoughtfully divided into three sections—a single garage leading to a workshop, with a tool shed situated at the far end.

Council Tax Band E Huntingdonshire District Council.  
Draft Details Only.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



**Thomas Morris**

9 Great Whyte, Ramsey, Cambridgeshire, PE26

1HE

T: 01487 814666

enquiries.ramsey@thomasmorris.co.uk

Visit all our properties at



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

