36 Biggin Lane, Ramsey, PE26 1NB

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).*
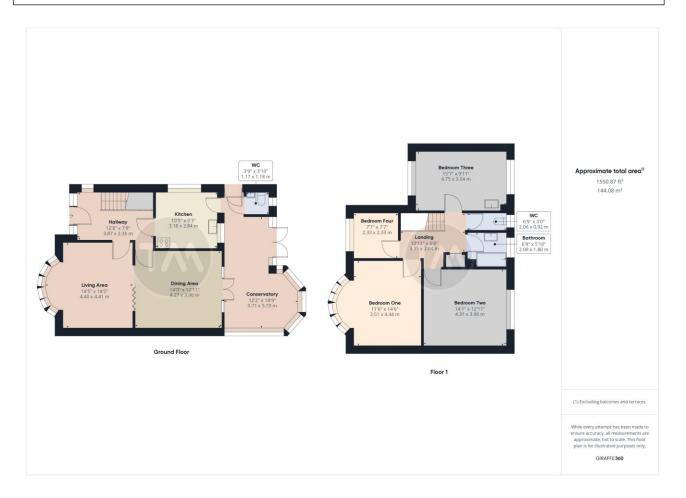

Further Information

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.

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Ground Floor

WC
3'9" x 3'10"
1.17 x 1.18 m

Kitchen
10'5" x 9'3"
3.18 x 2.84 m

Hallway
12'8" x 7'8"
3.87 x 2.35 m

Living Area
14'5" x 14'5"
4.40 x 4.41 m

Dining Area
14'0" x 12'11"
4.27 x 3.96 m

Conservatory
12'2" x 18'9"
3.71 x 5.73 m

Floor 1

Bedroom Three
15'7" x 9'11"
4.75 x 3.04 m

Bedroom Four
7'7" x 7'7"
2.33 x 2.33 m

Landing
10'11" x 6'8"
3.35 x 2.04 m

WC
6'9" x 3'0"
2.06 x 0.92 m

Bathroom
6'9" x 5'10"
2.08 x 1.80 m

Bedroom One
11'6" x 14'6"
3.51 x 4.44 m

Bedroom Two
14'1" x 12'11"
4.31 x 3.96 m

Approximate total area[1]
1550.87 ft²
144.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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