

36 Biggin Lane, Ramsey, PE26 1NB









Guide Price: £625,000 Freehold

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- 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" (2.3*m x* 2.3*m*).









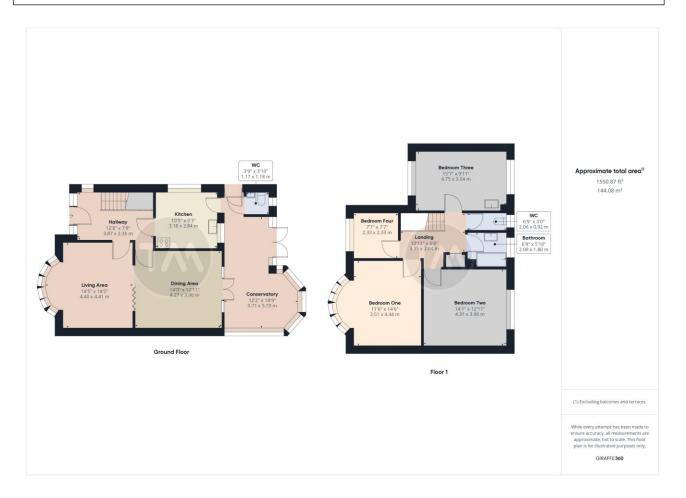
Further Information

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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