



Church Lane, Ramsey Huntingdon  
**Offers in Excess of £575,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four Generous Bedrooms
- Versatile Layout with Multiple Reception Rooms
- Partially Converted Double Garage
- Separate Utility Room
- Family Bathroom and En-Suite Recently Renovated

## Ground Floor

Entrance Hall  
Leading to;

### Cloakroom

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

### Lounge

Dual aspect windows to front and rear with Featured Log Burner and French Doors leading onto the Garden.

### Study

Multifunctional room with window to rear.



#### Kitchen/Diner

Reconfigured and offering a re-fitted Kitchen, this STAND OUT open plan area offers the perfect space to unwind.

#### Utility Room

Space and plumbing for a Washing Machine and Tumble Dryer with fitted storage and window to front.

#### First Floor

##### Master Bedroom

Two windows to front with walk-in Wardrobe and leading to;

##### En-Suite

Recently renovated and comprising of a spacious walk-in Double Shower, wash hand basin, low-level-WC and window to front.

##### Bedroom 2

Fitted wardrobe with window to rear.

##### Family Bathroom

Recently renovated and fitted with a four-piece suite, and comprising of a freestanding bath, shower cubicle, wash hand basin, low-level-WC and window to rear.

##### Bedroom 3

Fitted wardrobe with window to front.

##### Bedroom 4





**Ground Floor**



**First Floor**

Total floor area 198.3 m<sup>2</sup> (2,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Versatile room with window to rear.

### Outside

Set back from the prestigious Church Lane in Upwood, the front of the property offers a paved driveway providing parking for multiple cars.

The private rear enclosed garden offers a secluded seated patio area with Pergola, laid lawn to rear. The side of the property offers a generous wood store along with access into the Garden.

### Double Garage/ Gym / Games Room

Partially converted, the Double Garage provides two electric up and over doors, power and lighting but is currently being enjoyed as a generous Games Room/ Gym.

### Agent Notes

Please note that the AML fee covers the costs of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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 SCAN ME



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