



GROUND FLOOR

Entrance Hall
 Cloakroom
 Study
 2.77m (9'1") max x 2.21m (7'3")
 Lounge
 6.10m (20') x 5.54m (18'2") max
 Garden Room
 3.62m (11'11") x 3.37m (11'1")
 Kitchen/Dining Room
 6.48m (21'3") x 4.35m (14'3") max
 Utility Room
 2.99m (9'10") x 1.78m (5'10")

FIRST FLOOR

Landing
 Bedroom 1
 4.49m (14'9") x 3.49m (11'5") max

En-suite Shower Room

Bedroom 2
 3.75m (12'4") x 3.40m (11'2")

En-suite Shower Room

Bedroom 3
 3.34m (10'11") x 2.46m (8'1")

Bedroom 4
 2.35m (7'9") x 2.28m (7'6")

Bathroom

SECOND FLOOR

Landing
 Bedroom 5
 4.50m (14'9") x 3.32m (10'11") max
 WC
 Walk In Loft/Storage
 4.75m (15'7") x 3.32m (10'11")

OUTSIDE

A blocked paved driveway provides off road parking and leads to a detached double garage measuring 5.48m (18') x 5.13m (16'10") with two up and over doors, power and lighting. Enclosed between the front of the property and the garage is a small working garden with garden shed and directly accessible from the utility room. Side access leads to the generous and enclosed westerly facing rear garden which is mainly laid to lawn and benefits from a large patio and decked seating area, and a summer house measuring 2.46m (8') x 2.31m (7'5") with covered seating area.

FURTHER INFORMATION

Deposit: £2600
 Council Tax Band: F
 EPC rating: C
 Minimum household income required to pass referencing: £75,000

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

This modern detached family home is available to let from mid-May and offers in excess of 2,500 sq ft of internal space, including the double garage.

The property briefly comprises five bedrooms, three bathrooms, a modern kitchen/dining room with a matching utility room, and an extended living space with bi-folding doors opening onto the westerly facing rear garden. A study, perfect for home working, a convenient cloakroom, and a family bathroom complete the accommodation arranged over three floors.

Externally, the property continues to impress with off-road parking, a double garage, and a generous westerly facing rear garden featuring a large seating area and a summer house. In addition, there is a separate working garden with direct access from the utility room, offering excellent practicality. Deposit: £2,600.

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