

£425,000

Doddington Road, Benwick, Cambridgeshire PE15 0UT



To arrange a viewing call us now on 01354 694900

EQUESTRIAN PROPERTY – This two bedroom DETACHED bungalow is set on a plot of at least 2 ACRES and benefits from four STABLES plus a TACK ROOM, fenced PADDOCKS, kennel block, river frontage with MOORING and fishing rights. The accommodation comprises living room with wood burner, modern kitchen/diner with utility in support, two double bedrooms, family bathroom and boot room.

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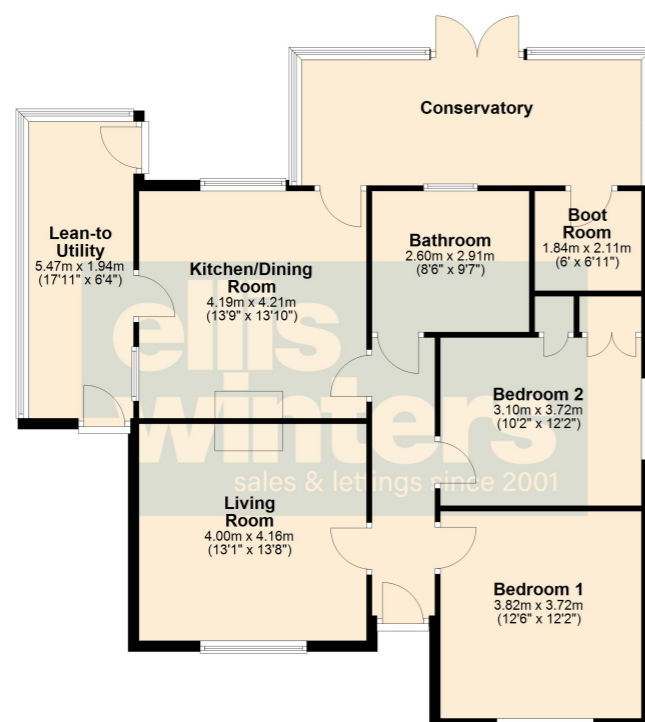
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Ground Floor



KITCHEN/DINING ROOM

4.21m (13'10") x 4.19m (13'9")
Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated dishwasher and fridge, Corian worktops, window to rear, open chimney breast showing wood burner.

LIVING ROOM

4.16m (13'8") x 4.00m (13'1")
Window to front, fireplace with wood burning stove which is open plan to rear of chimney breast.

BEDROOM 1

3.82m (12'6") x 3.72m (12'2")
Window to front.

BEDROOM 2

3.72m (12'2") x 3.10m (10'2")
Window to side, fitted wardrobe and airing cupboard.

BATHROOM

Fitted with a panelled bath, corner shower cubicle, low level WC and hand wash basin.
Window to rear.

CONSERVATORY

Brick and upvc construction with double doors out to garden.

LEAN-TO UTILITY

5.47m (17'11") x 1.94m (6'4")
Windows to side and rear, space for freezer and tumble drier, door to front and out to rear.

BOOT ROOM

2.11m (6'11") x 1.84m (6')
Housing oil boiler, butler sink, plumbing for washing machine and low level WC.

OUTSIDE

The garden area is laid to lawn where there is an ornamental pond with koi and goldfish, summerhouse, allotment orchard area and greenhouse.

EQUESTRIAN

There is a stable block of four stables plus a tack room. The tack room houses the fuse box for the power. All of the stables are fully lined and have power and light. All of the paddock areas are fully fenced and there is a row of dog kennels.

FISHING AND MOORING

At the rear of the paddock areas the land backs onto the River Nene where there are both mooring and fishing rights.

SERVICES

Mains electricity, water and drainage. The property has oil fired central heating.

TENURE

Freehold

Fenland District Council tax band C

Energy rating D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.