

£270,000

Lode Way, Chatteris, Cambridgeshire PE16 6TN



To arrange a viewing call us now on 01354 694900

This stunning TWO-BEDROOM detached bungalow is beautifully presented throughout, offering a perfect blend of comfort and style. Step inside to discover a spacious and inviting living area, ideal for relaxation and entertaining plus the tranquillity of the GARDEN ROOM, a perfect space for unwinding or hosting friends. The thoughtfully LANDSCAPED GARDEN is a true highlight which hosts a variety of mature plants and shrubs surround by feature gravel.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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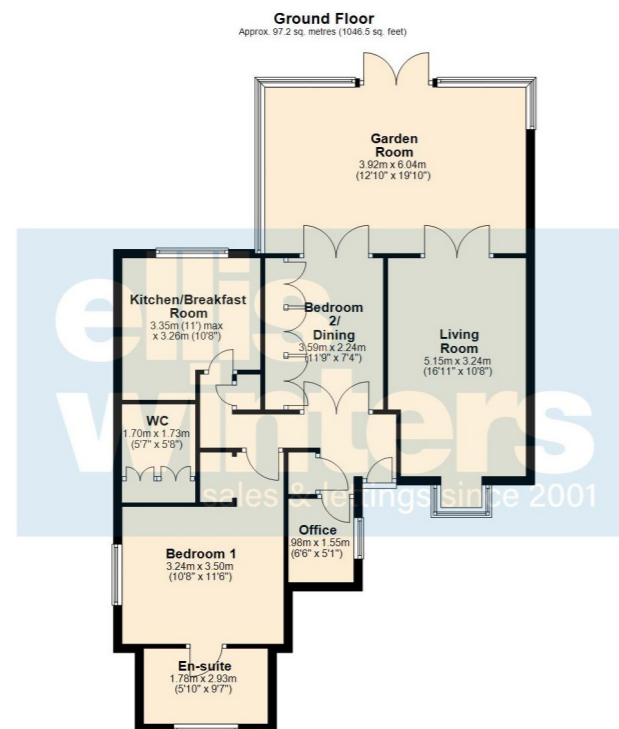


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#### WC

1.73m (5'8") x 1.70m (5'7")  
Fitted storage units, low level wc and hand wash basin. There is plumbing for a bath which could be installed if required. Window to side

#### Living Room

5.15m (16'11") x 3.24m (10'8")  
Box bay window to front, fireplace housing gas fire

#### Garden Room

6.04m (19'10") x 3.92m (12'10")  
Windows to both rear and side, double doors out to rear garden

#### Kitchen/Breakfast Room

3.35m (11') max x 3.26m (10'8")  
Fitted with a modern range of wall and base units housing eye level double electric oven, four ring ceramic hob, plumbing for washing machine and space for fridge/freezer and under counter fridge, wall mounted gas boiler, ceramic sink and drainer, window to rear.

#### Office

1.98m (6'6") x 1.55m (5'1")  
Window to side

#### Bedroom 1

3.50m (11'6") x 3.24m (10'8")  
Window to side, open plan wardrobe area

#### En-suite

2.93m (9'7") x 1.78m (5'10")  
Fitted with a panelled bath, separate double shower cubicle, low level wc and hand wash basin. Window to front

#### Bedroom 2/ Dining

3.59m (11'9") x 2.24m (7'4")  
Fitted wardrobes, double doors into garden room

#### Outside

The front garden is open plan and laid to gravel. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door. To the rear the garden is low maintenance with feature gravel, mature plants and shrubs plus a patio area.

#### Services

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

Tenure Freehold  
Council Tax Band C  
EPC C

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.

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