

£230,000

Brickmakers Arms Lane,
Doddington, Cambridgeshire PE15 0TR



To arrange a viewing call us now on 01354 694900

Discover the charm of this delightful THREE-BEDROOM END TERRACE cottage, perfectly positioned backing onto a stunning lake, making it a fisherman's dream retreat. The OPEN-PLAN LOUNGE and dining area create a warm and inviting space for relaxation and entertainment, while the kitchen and convenient UTILITY ROOM provide all the amenities you need for comfortable living. With a thoughtfully designed LOFT CONVERSION, this home offers flexible living that can be tailored to your needs, whether as a cozy office, guest room, or play area. Enjoy serene LAKESIDE VIEWS and the tranquility of nature right at your doorstep in this picturesque cottage that perfectly blends comfort and charm.



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Ground Floor

Living Room
3.65m (12') x 3.48m (11'5")
Window to front, fireplace housing gas fire. There is potential to open this for a traditional fire or woodburner. Open plan to

Dining Room
3.67m (12') x 3.24m (10'8")
Window to rear

Kitchen
2.71m (8'11") x 2.03m (6'8")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over. Window to side

Utility
2.15m (7'1") x 1.85m (6'1")
Plumbing for washing machine, wall mounted gas boiler, space for fridge/freezer. Window to side

WC
1.55m (5'1") x 1.55m (5'1")
Fitted with a low level wc and hand wash basin. Window to rear

Lean-to
Door out to garden

Second Floor

Bedroom 2
4.70m (15'5") x 3.57m (11'9")
Velux windows to both front and rear

Outside

The front garden is open plan and laid to lawn. To the rear the extensive garden which is approx. 120 ft stms is also laid to lawn with mature borders, storage shed and well proportioned workshop. The garden leads to an amazing lake ideal for fishing or just relaxation.

Agents Note

Our seller found what she thought was a beautiful plant on her travels, took a cutting and planted it in her garden. It turned out to be Japanese Knotweed! This was professionally removed in 2015 and our clients paid for an extended 10 year Insurance Backed Guarantee. This guarantee will end in 2025 but our sellers have had no further issues since its removal. Paperwork is available on request.

Tenure Freehold
Council Tax Band A
EPC 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.



First Floor

Bedroom 1
3.65m (12') x 3.34m (10'11")
Window to rear, door into

Bathroom
2.68m (8'10") x 2.03m (6'8")
Fitted with a single shower cubicle, panelled bath, low level wc and hand wash basin. Window to rear

Bedroom 3
3.37m (11'1") x 2.69m (8'10")
Window to front, feature fireplace currently boarded over

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