

£375,000

Popes Lane, Warboys, Huntingdon PE28 2RN



To arrange a viewing call us now on 01354 694900

WELL LOCATED and neatly **TUCKED AWAY**, this four bedroom detached family home offers space and versatility and is set close to many amenities. Having separate living and dining rooms plus an office which has the potential for a family room, good size kitchen plus a very handy utility/boot room and the convenience of a ground floor cloakroom.

Upstairs all four bedrooms are of a good size and the master has a recently **RE-FITTED SHOWER ROOM**. Set on a **GREAT PLOT** with **AMPLE** off-road parking and **POTENTIAL** for more if require, what is there not to like....

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GROUND FLOOR

HALL

Stairs rising to first floor.

CLOAKROOM

Fitted with a low-level WC and hand wash basin. Window to rear.

OFFICE / FAMILY ROOM

2.84m (9'4") max. x 2.55m (8'4")
Bay window to front, laminate flooring.

LIVING ROOM

4.35m (14'3") max. x 2.95m (9'8")
Bay window to front, feature electric fireplace.
Double doors into dining room.

DINING ROOM

2.95m (9'8") x 2.86m (9'5")
Double doors leading out to the rear garden.

KITCHEN

4.59m (15'1") x 2.55m (8'4")
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to rear.

UTILITY / BOOT ROOM

4.35m (14'3") x 3.24m (10'8")
Window to front and entrance door leading in, additional door at rear out to garden. Access into garage.

FIRST FLOOR

LANDING

Galleried landing, window to front, airing cupboard, access into loft space.

MASTER BEDROOM

3.39m (11'1") x 2.95m (9'8")
Window to front, fitted wardrobe.

EN-SUITE

Re-fitted with a double cubicle with mains shower, low level WC and hand wash basin.
Window to side.

BEDROOM 2

3.98m (13'1") x 2.55m (8'4")
Window to front, fitted wardrobe.

BEDROOM 3

2.79m (9'2") x 2.56m (8'5")
Window to rear, fitted wardrobe.

BEDROOM 4

3.01m (9'11") x 2.79m (9'2")
Window to rear.

BATHROOM

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

OUTSIDE

The property is nicely secluded behind a wall which we understand is protected and has a listing attached to it. There is ample off road parking and potential for more if required.

SINGLE GARAGE

5.12m (16'10") x 2.50m (8'2")
Standard up and over door, power and light.

To the rear, the well-proportioned garden is laid mainly to lawn with established borders and a paved patio area.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING

By arrangement with elliswinters&co

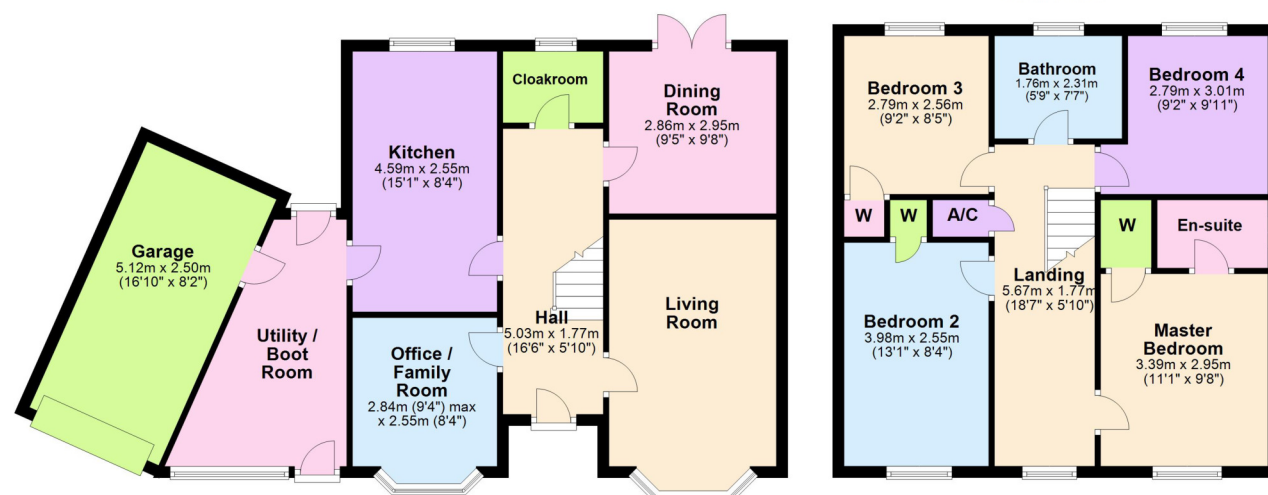
Energy rating - D

Huntingdonshire District Council

Tax band - E

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.

Ground Floor



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