

£390,000

Lyon Walk, Wimblington, Cambridgeshire PE15 0FG



To arrange a viewing call us now on 01354 694900

Nicely **TUCKED AWAY**, this spacious four bedroom **DETACHED EXECUTIVE HOME** has well proportioned light and airy rooms throughout offering versatility dependent on your needs.

All of the little extras have been taken care of with a supporting utility room, ground floor cloakroom, fitted wardrobes to all bedrooms plus an **EN-SUITE** to the master. The family bathroom also has the option of a shower or bath plus there is **AMPLE** outside space for both relaxation and play.

The double **GARAGE** completes the tick list with a gravel driveway taking care of parking.

Viewing is absolutely essential to fully appreciate everything on offer within this **IMMACULATELY PRESENTED** family home.

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#### GROUND FLOOR

##### HALL

Tiled floor, stairs rising to first floor.

##### WC

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

##### KITCHEN/DINING ROOM

5.94m (19'6") x 3.85m (12'8")  
Fitted with a matching range of wall and base units housing side by side electric ovens and five ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, wine rack, central island with base storage units, tiled floor, window to rear and double doors leading out to the rear garden.

##### UTILITY

2.76m (9'1") x 1.43m (4'8")  
Fitted with a matching range of wall and base units housing single sink and drainer, wall mounted gas boiler, plumbing for washing machine and space for tumble drier. Door out to side.

##### LIVING ROOM

6.52m (21'5") x 3.84m (12'7")  
Stone effect fireplace housing gas real flame fire, recessed spotlights and two wall lights, double doors leading out to garden.

##### OFFICE

3.84m (12'7") x 2.17m (7'1")  
Window to front, double doors into living room.

#### FIRST FLOOR

##### LANDING

Airing cupboard, access into loft space.

##### MASTER BEDROOM

4.17m (13'8") max. x 3.71m (12'2")  
Window to front, two sets of fitted wardrobes (side by side).

##### EN-SUITE

Fitted with a single cubicle with mains shower, low level WC and hand wash basin. Window to front.

##### BEDROOM 2

3.96m (13') x 2.77m (9'1")  
Window to rear, fitted wardrobes.

##### BEDROOM 3

2.82m (9'3") x 3.34m (10'11")  
Window to rear, fitted wardrobes.

##### BEDROOM 4

3.62m (11'11") x 2.44m (8')  
Window to front, fitted wardrobes.

##### BATHROOM

3.00m (9'10") x 2.82m (9'3") max.  
Fitted with a deep tub style bath, single shower cubicle, low level WC and hand wash basin. Feature tiling, heated towel rail and window to rear.

##### OUTSIDE

To the front of the property the garden area is laid to gravel providing ample off-road parking. It also provides access to the detached **DOUBLE GARAGE** which has standard up and over doors, power, and light.

To the rear, the garden is laid mainly to lawn with patio area and feature shrubs.

##### SERVICES

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

##### AGENTS NOTE

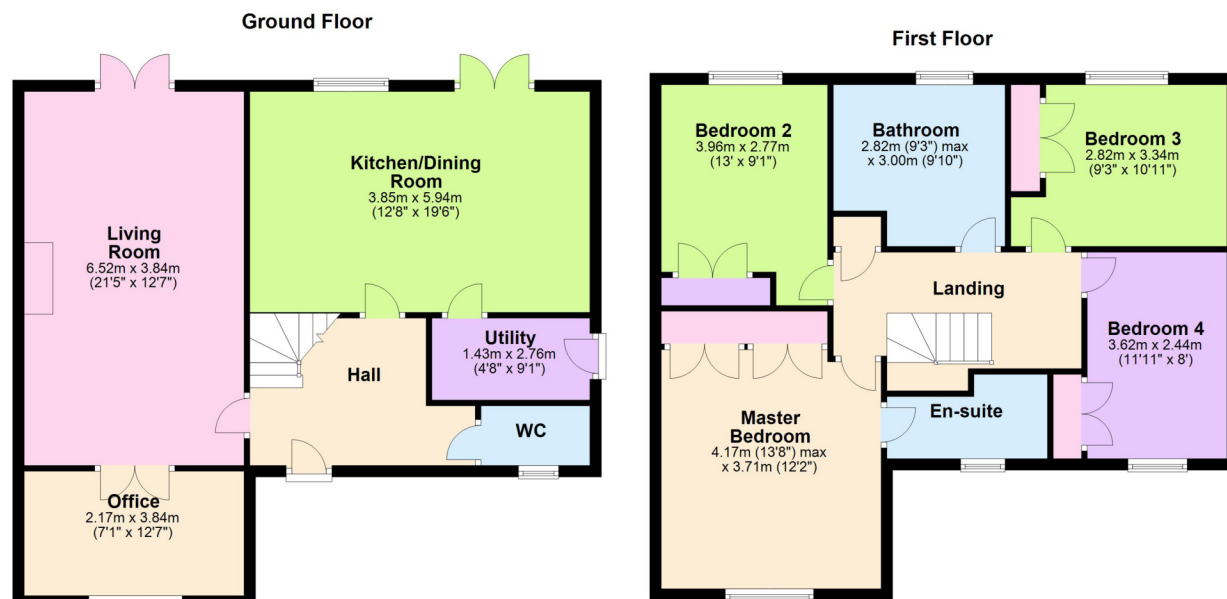
The property is accessed via a shared driveway which is owned by the County Council.

##### VIEWING

By arrangement with elliswinters&co

Energy rating - 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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