

Doddington Road, Wimblington March £325.000 Freehold



Key Features



- Brilliant Family Home!
- Newly fitted kitchen/diner!
- Multiple Reception Rooms!
- Annex Potential!
- Private Rear Garden!

Entrance Hallway Hard flooring, stairs to first floor, access into lounge, kitchen/diner and sitting room.

Lounge - 3.3m x 3.7m (10'8" x 12'1") Carpet flooring, feature bay window to the front, picture rail and a radiator.

Kitchen/diner - 2.9m x 5.6m (9'5" x 18'3")
Hard flooring, newly fitted kitchen in a shaker style, integrated oven, hob , cooker hood and dishwasher, inset stainless steel sink, alexa controlled smart lighting and sliding patio doors to the rear garden with an electric awning.

Sitting room - 3.5m x 2.4m (11'4" x 7'8") Hard flooring, versatile extra reception room and could be used as a home office, study, playroom







or additional sitting room, window to the side and a door into the rear lobby

Rear Lobby/Reception Room - 3.5m x 2.5m (11'4" x 8'2")

Tiled floor, door to the rear into garden and sliding patio doors to the side of the house oping onto the driveway, access into utility room

Utility Room - 3.3m x 2.5m (10'8" x 8'2") Tiled flooring, a range of fitted base units with work surfaces over, stainless steel sink, space and plumbing for a washing machine, and some wall mounted storage units. A door leads into the garage/workshop and there is a shelved storage cupboard.

Bedroom One - 3.7m x 3m (12'1" x 9'8") Carpet flooring, bay window to the front overlooking field views

Bedroom Two - 3.6m x 2.9m (11'8" x 9'5") Carpet flooring, window to the rear.

Bedroom Three - 1.8m x 1.9m ($\overline{5}$ '9" x 6'2") Hard flooring, window to the front.

Bathroom - 2.2m x 2.6m (7'2" x 8'5")
Tiled flooring, three-piece suite comprising of a close coupled wc, a hand basin set to a vanity storage unit and a bath with glass screen and shower over, tall storage cupboard and window to the rear.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Outside -

The front of the property offers ample off-road parking and access to the double garage/workshop measuring at 3.7m x 10.3m. There is also a gravelled front and hedge boundary which could be used as additional parking if needed.

The rear garden is fully enclosed and is mostly laid to lawn with a patio area. The rear garden is very private.

To view this property call Sharman Quinney on: **01354 661166**

Selling your property?

Contact us to arrange a FREE home valuation.

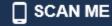














Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206747 - 0009



