



Lode Way, Chatteris, Cambs, PE16 6TN

Close Proximity To Town Centre - Detached House - 3 Bedrooms - Kitchen/Diner - Lounge & Conservatory -
Ensuite- Bathroom & Ground Floor WC - Enclosed Rear Garden - Single Garage - Driveway - Call To View (01354)
696700

£300,000



Ground Floor

Hall

Double glazed window to side, built in storage cupboard, single radiator and tiled flooring.

Kitchen/Diner

6.51m (21'3") x 2.77m (9")

Fitted with a matching base and eye level units with worktop space over, china butler style sink with tiled splashbacks, built-in integrated dishwasher and washing machine, space for fridge freezer, range cooker, wine cooler, double glazed window to front, double glazed window to side and tiled flooring.

Lounge

4.69m (15'3") x 4.58m (15') max

Double glazed window to rear, double glazed window to front, two single radiators, stairs to first floor and double glazed double doors leading to the garden.

Conservatory

UPVC construction, double glazed windows around, tiled flooring and door leading to the rear of the property.

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, heated towel rail, tiled flooring and double glazed window to front.

First Floor

Landing

Double glazed window to front and built in storage cupboard.

Bedroom 1

3.62m (11'8") x 2.86m (9'3")

Double glazed window to rear, built in wardrobes with sliding doors and single radiator.

En-suite

Fitted with three piece suite comprising wash hand basin and low-level WC, shower cubicle, tiled splashbacks, double glazed window to front, heated towel rail and tiled flooring.

Bedroom 2

3.60m (11'8") x 3.59m (11'7") Max

Double glazed window to rear, built in storage cupboard and single radiator.

Bedroom 3

2.63m (8'6") x 1.97m (6'4")

Double glazed window to front and single radiator.

Bathroom

Fitted with three piece suite comprising of panelled bath, low level WC, wash hand basin, tiled floor, tiled surround, double glazed window to front and heated towel rail.

Outside

The property offers a low maintenance front garden which is mainly laid to gravel. The driveway is positioned to the side of the property in front of the single garage which is fitted with power and lighting and an electric door.

A side gate allows access to an enclosed rear garden which is mainly laid to lawn and a patio area.

EPC Rating - D



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.