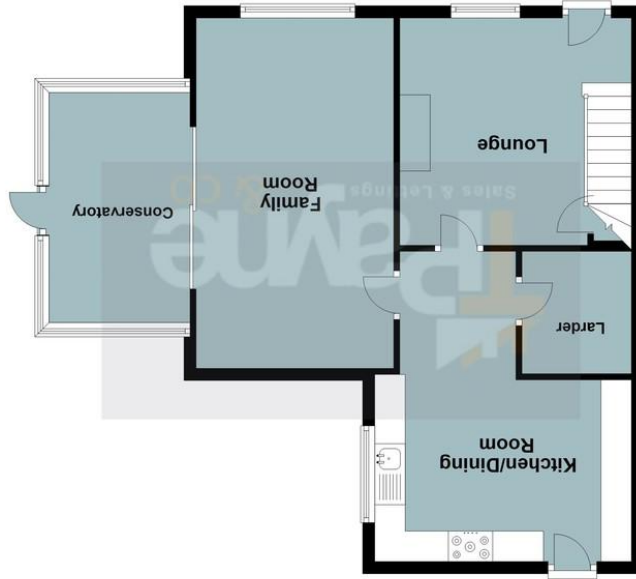


Plans are for representational purposes only  
Plan produced using PlanUp

Total area: approx. 107.6 sq. metres (1158.0 sq. feet)



First Floor  
Approx. 43.9 sq. metres (472.9 sq. feet)



Ground Floor  
Approx. 63.7 sq. metres (685.1 sq. feet)

First floor

Ground floor

Chatters Office  
6 High Street, Chatters PE16 6BE  
Wisbech Office  
The Boatouse, Harbour Square, Wisbech PE13 3BH  
01354 696700 info@tpayneandco.co.uk  
www.tpayneandco.co.uk

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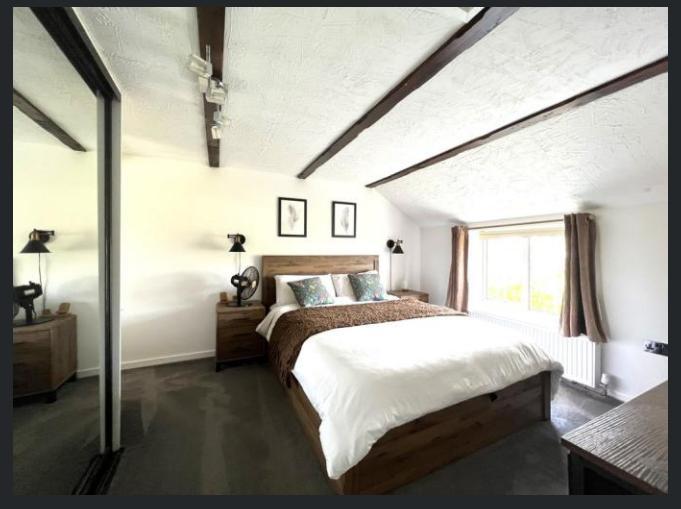


**Doddington Road, Wimblington, March, Cambs, PE15 0RA**

Beautifully Presented - Semi- Detached Cottage - 3 Bedrooms - Kitchen/Diner - Lounge, Family Room & Conservatory - Ensuite To Master & Family Bathroom - Enclosed Rear Garden & Outdoor Office - Rear Vehicle Access - Call To View (01354) 696700

**£295,000**





**Ground Floor**

Lounge 3.81m (12'5") x 3.73m (12'2")  
Window to front, log burner with wood beam fire surround, built in under stairs storage cupboard and stairs leading to the first floor.

Kitchen/Dining Room 5.32m (17'4") max x 3.71m (12'1")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in five ring gas hob, window to side, radiator, wooden flooring, door leading to the larder cupboard

and stable door leading to the garden.

Family Room 5.75m (18'8") x 3.25m (10'6")  
Window to front, radiator, wooden floor and sliding door to:  
Conservatory UPVC construction with double glazed windows and door leading to the garden.

**First Floor**

**Landing**

Bedroom 1 3.91m (12'8") x 3.16m (10'3")  
Window to front, built in wardrobes with sliding doors, radiator and door to;

**En-suite**

Fitted with four piece suite comprising panelled bath, wash hand basin, shower cubicle and low-level WC, tiled surround, window to rear and vinyl flooring.

**Bedroom 2**

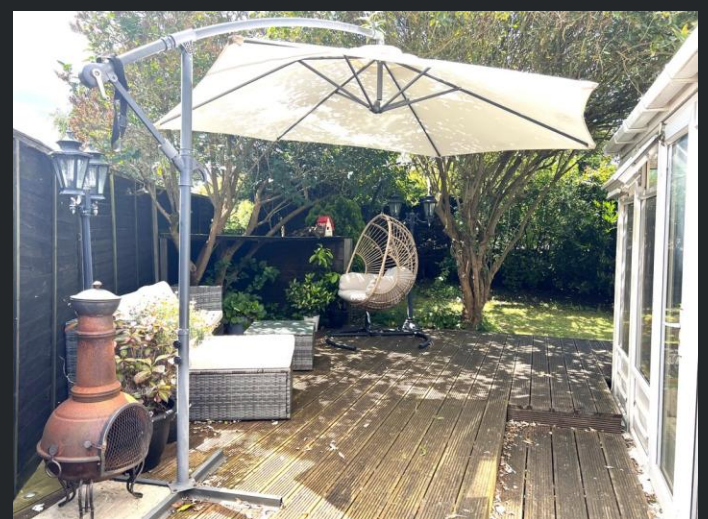
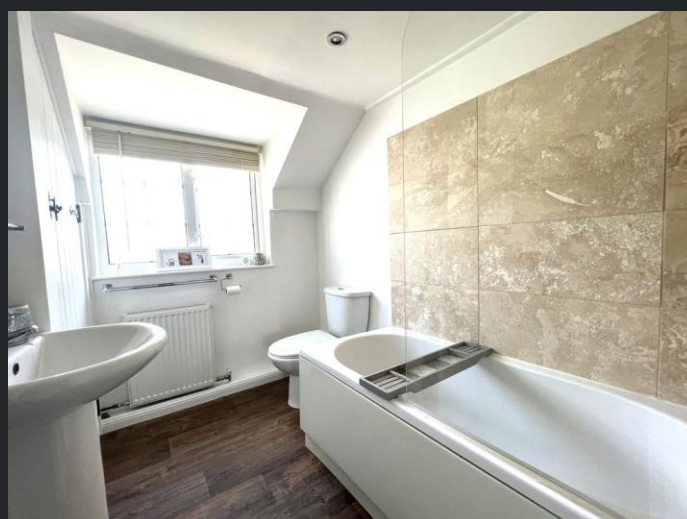
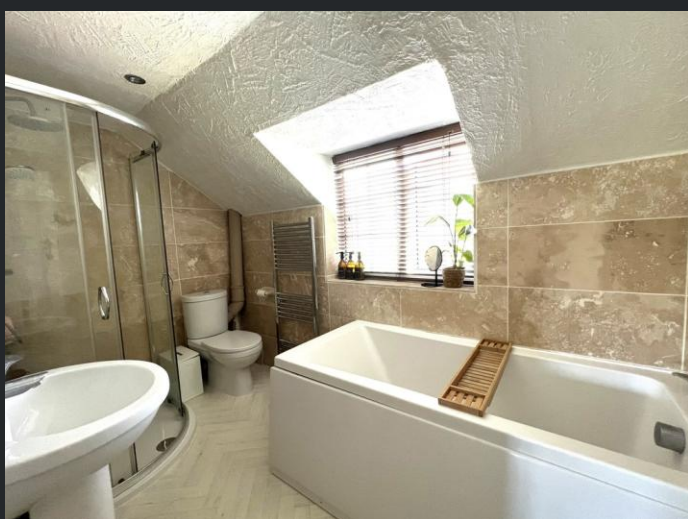
3.32m (10'8") x 2.48m (8'1")  
Window to front and radiator.

**Bedroom 3**

2.61m (8'5") max x 2.00m (6'5") Max  
Window to rear and radiator.



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**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, part tiled walls, window to rear, built in storage cupboard and vinyl flooring.

**Outside**  
There is a wooden gate to the front of the property allowing access to enclosed side and rear gardens.

There are many well established planted shrubs, flowers and hedges, there is also decking with an artificial grass area. A timber built outside office area connected with power and lighting. To the rear

are a set of double gates which also rear vehicle access.

EPC TBC



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