



## Chapel Lane, Chatteris, Cambs, PE16 6RJ

Unique Detached House - 3 Bedrooms - Kitchen/Diner & Utility - Lounge - Family Bathroom & Ground Floor WC -  
Enclosed Rear Garden - Single Detached Garage & Driveway - Call To View - (01354) 696700

**£325,000**



**Ground Floor**  
Entrance Hall  
Double glazed entrance door,  
Kamdean flooring and under floor  
heating, doors to:

**Kitchen/Diner**  
6.59m (21'7") x 2.81m (9'3")  
Fitted with a matching range of  
base and eye level units with  
worktop space over, stainless  
steel sink with tiled splashbacks,  
integrated dishwasher, built-in  
oven, built-in gas hob with  
extractor hood over, three double  
glazed windows to side, two  
skylights, Kamdean flooring with  
under floor heating, two skylights  
and double glazed double doors to  
garden to endosed rear garden.

**Utility**  
2.67m (8'9") x 2.33m (7'8")  
Fitted with a base units with  
worktop space over, stainless  
steel sink with tiled splashbacks,  
plumbing for washing machine,  
space for fridge/freezer, double  
glazed window to side, double  
glazed window to front, Kamdean  
flooring and under floor heating.

**WC**  
Double glazed window to front,  
fitted with two piece suite  
comprising, vanity wash hand  
basin with storage under and tiled  
splashbacks, low-level WC,  
Kamdean flooring and under floor  
heating.

**Lounge**  
7.37m (24'2") x 3.63m (11'11")  
Two double glazed windows to  
front, Kamdean flooring, under  
floor heating and stairs to first  
floor.

**First Floor**  
Landing  
Two skylights and storage  
cupboard with doors to:

**Bedroom 1**  
4.03m (13'3") max x 3.29m  
(10'10")  
Double glazed window to side,  
skylight and single radiator

**Bedroom 2**  
4.50m (14'9") x 3.23m (10'7") max  
Double glazed window to front,  
skylight and single radiator.

**Bedroom 3**  
2.83m (9'3") x 2.19m (7'2")  
Double glazed window to front and  
single radiator.

**Bathroom**  
Fitted with three piece suite  
comprising panelled bath with  
shower over and glass screen,  
vanity wash hand basin with  
storage under and tiled  
splashbacks, low-level WC, double  
glazed window to front, vinyl  
flooring and single radiator.

**Outside**  
The property offers a detached  
garage with electric and power to  
the front of the property with  
parking in front. A side gate gives  
access to an endosed rear garden  
comprising patio and lawn areas  
with raised planted borders.

**EPC RATING - C**

Please note: Measurements may  
not be exact due to the shape of  
the rooms, they are for guidance  
only!



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.



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