



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

£315,000



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**
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