



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

Generous Plot - Detached House - 3/4 Bedrooms - Kitchen & Utility - Lounge/Diner & Conservatory - Ground Floor WC & First Floor Bathroom - Ample Off Road Parking & Integral Garage - Enclosed Rear Garden - No Upward Chain - Call To View (01354) 696700

**£425,000**



## Ground Floor

### Entrance Hall

Double glazed door and window to front, stairs to first floor and radiator.

### Kitchen

3.66m (12') x 3.30m (10'10")  
Fitted eye and base level units, stainless steel sink with tiled splashbacks, freestanding cooker, space for fridge, freezer and dishwasher, tiled flooring, radiator and door to:

### Utility

3.35m (11') max x 2.42m (7'11")  
Fitted base units, sink, plumbing for wash machine, tiled flooring and double-glazed window to rear.

### Lounge/Diner

6.68m (21'11") x 5.83m (19'2") max  
Double glazed window to front, two double glazed windows to rear and three radiators.

### Bedroom 4 / Reception Room

3.95m (13') x 2.58m (8'6")  
Double glazed window to front and radiator.

### WC

Fitted two-piece suite comprising low level WC, pedestal wash hand basin, radiator and double-glazed window to side.

### Conservatory

Double doors to rear, single door to side, windows to rear and side and tiled flooring.

## First Floor

### Landing

Airing cupboard and door to:

### Bedroom 1

5.83m (19'2") x 3.93m (12'11")  
Double glazed window to front and rear, fitted wardrobes and two radiators.

### Bedroom 2

3.11m (10'2") x 3.30m (10'10")  
Double glazed window to rear,

built in wardrobe and radiator and door to:

### Eaves

Window to rear, radiator.

### Bedroom 3

3.34m (10'11") x 2.61m (8'7")  
Double glazed window to rear, built in wardrobe and radiator.

### Bathroom

Fitted four piece suite comprising shower cubicle, bath, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to front.

### Outside

The property sits on a generous plot with a driveway to the front offering ample off road parking and access to the garage. There is an enclosed rear garden comprising of a patio area and mostly lawn.

## EPC - 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.