



Lode Way, Chatteris, Cambs, PE16 6TN

Corner Plot - Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Utility Room - Shower Room, En-Suite & Ground Floor WC - Enclosed Rear Garden - Driveway - Call To View - (01354) 696700

Offers In Excess Of

£300,000



Ground Floor
Entrance Hall
 Double glazed entrance door,
 Stairs to first floor, door to:

Lounge 4
 4.70m (15'5") x 4.62m (15'2")
 Double glazed window to front,
 double glazed doors to garden,
 laminate flooring and two
 radiators.

Kitchen/Breakfast Room
 6.47m (21'3") x 2.57m (8'5")
 Fitted with a matching range of
 base and eye level units with
 worktop space over, 1+1/2 bowl
 ceramic sink with tiled
 splashbacks, plumbing for
 dishwasher, space for
 fridge/freezer, space for gas range
 size cooker with extractor hood
 over, double glazed window to
 rear, double glazed window to
 front, single radiator and laminate
 flooring, door to:

Side Porch
 Laminate flooring, door to:

Utility Room
 4.85m (15'11") x 2.20m (7'3")
 Fitted with a matching range of

base and eye level units with
 worktop space over, plumbing for
 washing machine, space for
 fridge/freezer and tumble dryer,
 laminate flooring, double glazed
 window to side, double glazed
 door to garden.

WC
 Fitted with a two piece suite
 comprising low level WC, wash
 hand basin, tiled splashbacks,
 vinyl flooring and radiator.

First Floor

Landing
 Double glazed window to rear and
 doors to:

Master Bedroom
 3.66m (12') x 2.63m (8'8") max
 Double glazed window to front,
 single radiator and door to:

En-suite
 Fitted with a three piece suite
 comprising shower enclosure, low
 level WC and wash hand basin
 with storage under, heated towel
 rail, laminate flooring, fully tiled
 walls and double glazed window to
 side.

Bedroom 2
 3.73m (12'3") x 2.65m (8'9") max
 Double glazed window to front and
 single radiator.

Bedroom 3
 2.62m (8'7") x 1.94m (6'4")
 Double glazed window to rear and
 single radiator.

Shower Room
 Fitted with a three piece suite
 comprising large shower
 enclosure, low level WC and wash
 hand basin with storage under,
 fully tiled walls, laminate flooring,
 heated towel rail and double
 glazed window to rear.

Outside
 Situated on a corner plot the
 property has a large driveway to
 the front with parking for several
 vehicles. A side gate gives access
 to the enclosed rear garden which
 has lawned area, patio areas,
 raised beds and chicken run.

EPC Rating: D



Call to arrange a viewing 01354 696700

TPayne & 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.

