

£300,000

36 Lily Avenue, Wimblington, PE15 0WS



To arrange a viewing call us now on 01354 701000

Boasting FIELD VIEWS this LOVELY DETACHED HOME is located in a popular village and is OFFERED WITH NO CHAIN. Accommodation includes generous hallway with WC, good size lounge with media wall, AMPLE KITCHEN/DINER overlooking the garden, THREE DOUBLE BEDROOMS WITH ENSUITE TO MASTER and family bathroom. Outside is garden and parking EPC B



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Ground Floor

Hall
Radiator, stairs to first floor and landing.

WC
Fitted with WC and wash hand basin, heated towel rail.

Lounge
5.76m (18'11") x 3.28m (10'9")
Two windows to side, window to front, two radiators, media wall with shelving and electric fire inset.

Kitchen/Dining Room
5.76m (18'11") x 3.32m (10'11") max
Fitted with wall and base units with integral oven, hob and hood, washing machine and dishwasher, one and half bowl sink unit with mixer tap, gas fired boiler, window to front and side, radiator, double doors to garden.



First Floor & Landing

Bedroom 1
6.01m (19'9") x 3.85m (12'7")
Window to front, two windows to side, radiator, two double door wardrobes.

En-suite
Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to side, heated towel rail.



Bedroom 2
3.36m (11') x 2.95m (9'8")
Window to front and side, radiator.

Bedroom 3
3.36m (11') x 2.71m (8'11")
Window to side, radiator.

Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower over, wash hand basin and WC, window to front, heated towel rail.



Outside

There is a front and side lawn with two allocated parking spaces. A gated access leads to the enclosed garden which is laid out patio and lawn with shed, outside water supply and electric.

Freehold
Council tax band D

It should be noted that there is management company in place for this development which will come into force once the development has been completed with an anticipated charge of approx. £300-£400 per annum.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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