

£330,000

20 Blue Lane, Wimblington, PE15 0RQ



To arrange a viewing call us now on 01354 701000

Located down a COUNTRY LANE in a POPULAR VILLAGE with FIELD VIEWS this established home is offered with NO CHAIN! Features include TWO RECEPTION ROOMS WITH LOG BURNERS, generous kitchen, UTILITY & WC, three good size bedrooms and family bathroom. Outside there is PLENTY OF PARKING, garage, and lovely garden. EPC E

Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**elliswinters&co**

£330,000

20 Blue Lane, Wimblington, PE15 0RQ



Ground Floor

Hall

Window to side, radiator, stairs to first floor and landing.

Lounge

3.68m (12'1") x 3.10m (10'2")  
Bay window to front, fireplace with log burner inset, radiator.

Dining Room

3.79m (12'5") x 3.51m (11'6")  
Window to side, fireplace with log burner inset, radiator, understairs cupboard.

Kitchen

6.13m (20'1") x 2.78m (9'1")  
Fitted with wall and base unit, electric range style cooker, one and half bowl sink unit with mixer, two windows to either side, two radiators, cupboard housing oil fired boiler.

Utility Room

Windows to side and rear, base units, sink unit, plumbing for washing machine and space for tumble drier.

WC

Fitted with WC and vanity wash hand basin, window to rear, radiator.

First Floor & Landing

Cupboard, airing cupboard with hot water tank, access to loft with ladder.

Bedroom 1

4.90m (16'1") x 3.11m (10'2")  
Two windows to front, two radiators.

Bedroom 2

3.55m (11'8") x 2.98m (9'9")  
Window to rear and side, radiator.

Bedroom 3

2.90m (9'6") x 2.75m (9')  
Window to side, radiator.

Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, vanity wash hand basin and WC, two windows to side, radiator, heated towel rail.

Outside

There is ample parking to the front of the property leading to the GARAGE which is fitted with light and power. The rear garden is laid to patio and lawn with flower and shrub borders with outside water supply.

Freehold

Council tax band C

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.



elliswinters&co