

£350,000

Cherry Leaf , Wisbech Road, Tipps End, PE14 9SQ



To arrange a viewing call us now on 01354 701000

Located in a SEMI RURAL LOCATION and boasting a plot size of approx. 1 ACRE STS this bungalow must be viewed to be fully appreciated.

Accommodation comprises, lounge, kitchen/diner, conservatory, THREE DOUBLE BEDROOMS and shower room. Outside there is ample parking, various outbuildings with the land laid mainly to grass with a variety of trees. EPC D



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**Hall**  
Radiator, access to loft with ladder, light and part boarded.

**Lounge**  
4.47m (14'8") x 3.63m (11'11")  
Window to side, fireplace, radiator,

**Kitchen/Dining Room**  
5.41m (17'9") x 2.48m (8'2")  
Fitted with wall and base units with electric cooker point, plumbing for washing machine, one and half bowl sink unit with mixer tap, oil fired boiler, window to side and rear, radiator.

**Conservatory**  
Brick and glazed construction, door to garden, storeroom.

**Bedroom 1**  
3.68m (12'1") x 3.63m (11'11")  
Window to front, radiator.

**Bedroom 2**  
3.68m (12'1") x 3.63m (11'11")  
Window to side, radiator.

**Bedroom 3**  
3.63m (11'11") x 3.34m (10'11")  
Window to front, radiator.

**Inner Lobby**  
Airing cupboard with tank and shelving.

**Shower Room**  
Fitted with a three piece suite comprising walk in shower, vanity wash hand basin and WC, window to side, radiator.

**Outside**  
The front garden is laid mainly to lawn with established shrubbery. A driveway at one side provides ample off road parking with double gates giving access to the rear where there is further parking and variety of outbuilding. To the other side there is another garden area with oil tank. The remainder of the land is laid mainly to grass with trees, pond and two greenhouses.

**Freehold**  
Council tax band C  
It should be noted that the property is on private drainage.

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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