

£325,000

18A King Street, Wimblington, PE15 0QF



To arrange a viewing call us now on 01354 701000

Located in a very popular village and sitting on a **GENEROUS PLOT** this detached bungalow has much to offer including a good size kitchen/diner and lounge, **FOUR BEDROOMS**, refitted bathroom plus further cloakroom. Outside there is a carriage driveway, garage, double gates to one side and a very good size **SOUTH FACING GARDEN**. Viewing is a must to fully appreciate all that is on offer here. EPC D



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Hall
Radiator, door to side access to loft with ladder.

Kitchen/Dining Room
5.29m (17'4") x 2.82m (9'3")
Fitted with wall and base units, one and half bowl sink unit with mixer tap, plumbing for washing machine and space for tumble drier, pantry cupboard, window to rear, radiator.



Lounge
5.29m (17'4") x 4.25m (13'11")
Window to side, two radiators, patio doors to garden.

Bedroom 1
3.53m (11'7") x 3.53m (11'7")
Window to front, radiator, sliding door wardrobe.

Bedroom 2
3.54m (11'7") x 2.45m (8'1")
Window to front, radiator.



Bedroom 3
3.53m (11'7") x 2.86m (9'5") max
Window to side, radiator.

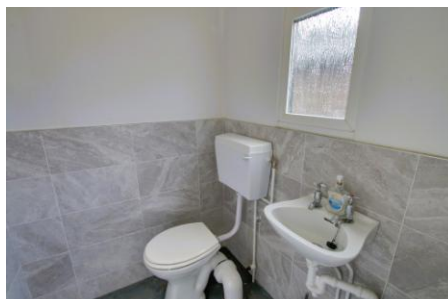
Bedroom 4
2.50m (8'2") x 1.78m (5'10")
Window to side, cupboard, radiator.



Bathroom
Fitted with a three piece suite comprising bath with rain shower over, vanity wash hand basin and WC, window to side, heated towel rail, airing cupboard housing hot water tank.

Side Lobby
Radiator, door to garden.

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



Outside

To the front of the property there is a carriage driveway with retaining wall. The driveway leads to the Garage 7.64m (25'1") max x 3.08m (10'1") with electric door. The garage is fitted with light and power and has a personal door to the side lobby. Double gates to the other side of the bungalow lead to the South facing rear garden which is laid to patio and lawn with trees inset, shed and oil fired boiler.

Freehold

Council tax band C

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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