

£310,000

1 Lower Botany Bay Cottage, Knights End Road, PE15 0YL



To arrange a viewing call us now on 01354 701000

Located in a semi rural location with field views yet only 2 miles from the town centre this well presented home has it all! Accommodation comprises lounge and dining room with log burners, kitchen/breakfast room, utility & WC, three double bedrooms with ensuite to master and balcony overlooking the fields plus four piece bathroom. Outside there is an east facing garden, parking and double garage. EPC E



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Ground Floor

Porch

Hall

Radiator, stairs to first floor and landing.

Lounge

4.12m (13'6") x 3.87m (12'8")

Window to front and side, radiator, log burner.



Dining Room

3.87m (12'8") x 3.86m (12'8")

Window to side and rear, radiator, log burner.

Boot Room

Base units, space for tumble drier, radiator, double doors to rear garden.

WC

Fitted with vanity wash hand basin and WC, window to side, heated towel rail.



Kitchen/Breakfast Room

4.93m (16'2") x 4.44m (14'7")

Fitted with wall and base units with gas cooker point, one and half bowl sink unit with mixer tap, window to rear, double doors to garden, radiator.

Utility Room

Base units, butler sink, space for washing machine, gas fired boiler, window to side, radiator.



First Floor & Landing

Feature arch window to front, airing cupboard.

Bedroom 1

4.93m (16'2") max x 4.44m (14'7")

Fitted with wardrobes, window to rear, double doors to balcony, balcony.

En-suite Shower Room

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, heated towel rail.

Bedroom 2

4.26m (14') x 3.96m (13')

Window to front and side, radiator.

Bedroom 3

3.97m (13') x 3.96m (13')

Window to side and rear, radiator, cast fireplace.

Family Bathroom

Fitted with a four piece suite comprising double ended bath, shower cubicle, vanity wash hand basin and WC, window to side, heated towel rail.

Outside

To the front of the property there is off road parking leading to the double garage with two, electric roller shutter doors which is fitted with light and power and has personal door to the garden. The garden is laid to patio and lawn with outside water supply.

Freehold

Council tax band C

The property is on private drainage and Calor gas central heating

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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