

# £300,000

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, both with log burners, generous kitchen, utility and WC. To the first floor there are three good size bedrooms and a four piece family bathroom. Outside there is plenty of parking, garage and lovely garden. EPC E



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## 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.

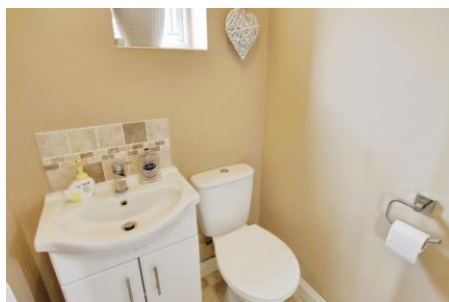


### Utility Room

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

## 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 £49 plus VAT 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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