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**MARCH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**17 CHAPEL LANE  
WIMBLINGTON  
PE15 0QX**

#### **THE PROPERTY**

A STUNNING TWO DOUBLE BEDROOMED DETACHED BUNGALOW (WITH POTENTIAL FOR LOFT BEDROOMS CONVERSION) SITUATED ON A GENEROUS PLOT IN A HIGHLY SOUGHT AFTER LOCATION IN A HIGHLY SOUGHT AFTER VILLAGE \* 23FT FITTED KITCHEN \* SUPERB CONSERVATORY \* LOVELY GARDEN ROOM \* MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. \* FAMILY BATHROOM WITH CORNER BATH \* DOUBLE GARAGE/OFFICE COMPLEX \* ENCLOSED GARDENS TO REAR \* MULTI-VEHICLE PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEWING ABSOLUTELY ESSENTIAL!

**PRICE**

**£395,000**

**FREEHOLD**

**EPC BAND D**

**REF. NO. M4656**

**SELLING? FREE, FREE, VALUATIONS!**



For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



<b>REF. NO. M4656</b>	<b>17 CHAPEL LANE, WIMBLINGTON</b>
<b>COUNCIL TAX</b>	<b>BAND E FENLAND DISTRICT COUNCIL</b>
<b>HOW TO GET THERE</b>	From the Fountain near our March office proceed along Broad Street over the town bridge all the way to the March by-pass southern roundabout and take the second exit, signed Wimblington. Follow the road for about 1.2 miles then turn left into Chapel Lane. The property is very shortly on the right hand side.
<b>THE ACCOMMODATION</b>	(Dimensions given are approximate only).
<b>ENTRANCE LOBBY</b>	
<b>ENTRANCE HALL</b>	with built in airing cupboard with radiator, access to spacious loft with potential for conversion to loft bedrooms, subject to the necessary consents.
<b>LOUNGE</b>	17' 6" (max) x 16' 3" (max) with feature fire surround with tiled hearth and enclosing a fitted "living flame" gas fire, double glazed patio doors to:
<b>GARDEN ROOM</b>	11' 1" (max) x 9' 9" (max) with double glazed patio doors to rear garden.
<b>FITTED KITCHEN/DINER</b>	23' (max) x 15' 6" (max) with walk-in larder with shelving and light point, feature centre archway, built in electric oven, built in fridge, preparation surfaces with drawers and cupboards under, inset stainless steel 1½ bowl sink unit with mixer tap and cupboards under, built in electric hob, built in microwave, t.v. point, French doors to conservatory.
<b>GROUND FLOOR CLOAKROOM/W.C.</b>	with tiled floor, pedestal washbasin with tiled splashback, low level w.c., extractor fan, shaver point.
<b>UTILITY</b>	8' (max) x 6' (max) with tiled floor, two double wall cupboards, part tiled walls, worktop with dishwasher under, space/plumbing for automatic washing machine, inset stainless steel single drainer sink unit with mixer tap and cupboard under.
<b>CONSERVATORY</b>	19' 11" (max) x 13' 3" (max) with laminate floor, double glazed French doors to rear garden.
<b>BATHROOM/W.C.</b>	with corner bath with mixer tap, low level w.c., pedestal washbasin with mixer tap, tiled walls, heated towel rail.
<b>BEDROOM NO. 1</b>	15' 8" (max) x 13' (max) with range of fitted units including wardrobes/cupboards, drawers, dressing unit and bedside cabinets.
<b>EN-SUITE SHOWER ROOM/W.C.</b>	with tiled and screened double shower cubicle with chrome shower valve and spray, pedestal washbasin with mixer tap, low level w.c., part tiled walls, shaver point, medicine cabinets, extractor fan.
<b>BEDROOM NO. 2</b>	11' 8" (max) 11' 4" (max) with fitted units including wardrobes, dressing unit and bedside cabinets.
<b>OUTSIDE</b>	<b>OUTSIDE LIGHTS                      SECURITY LIGHT</b>
<b>DOUBLE GARAGE/OFFICE COMPLEX</b>	21' 5" (max) x 19' 6" (max) with tiled floor, electronically operated up and over door, power and lighting, personal door, Viessman gas fire wall mounted central heating boiler.
<b>GENEROUS FRONT GARDENS</b>	with block paved multi-vehicle off road parking area, "in and out" driveway, with borders, shrubs, lawn, centrepiece with standard lamp and a mature oak tree. Wrought iron gates to each side of the property open on to concrete pathways leading to the enclosed rear garden, which is not overlooked and is laid to lawn with border, shrubs, beds, arbour and extensive patio.







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