



**Lode Lane, Wicken, Ely CB7 5XP**

**welcome to**

## **Lode Lane, Wicken Ely**

A detached bungalow constructed in 2021 situated in a village location offering open plan living, two bedrooms, en-suite facilities and driveway - viewing highly recommended.

### **Entrance Hall**

With airing cupboard, alarm system pad, spot lighting, loft access and doors to:

### **Bedroom One**

13' 3" x 10' 6" ( 4.04m x 3.20m )

With double glazed window to front aspect and sliding door opening to:

### **En-Suite Shower Room**

Fitted with a suite comprising double shower enclosure, low level w.c, wall mounted wash hand basin with mixer tap over, towel ladder radiator, shaver point, spot lighting, extractor and double glazed window to side.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap, shower over and folding shower screen, low level w.c with hidden cistern, wall mounted wash hand basin with storage drawer beneath, towel ladder radiator, spot lighting, extractor.





### **Living Room**

13' 11" x 12' 11" ( 4.24m x 3.94m )

With double glazed window to side aspect, double doors with glazed side panels opening to rear garden and open plan to:

### **Kitchen/Diner**

13' 11" x 13' 7" ( 4.24m x 4.14m )

With a contemporary range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, built in eye level oven with separate hob and chimney style extractor over, integrated fridge/freezer, storage cupboard, spot lighting, double glazed window to side aspect and double doors with glazed side panels opening to rear garden.

### **Bedroom Two**

13' 7" x 9' 7" ( 4.14m x 2.92m )

With built in wardrobe and double glazed window to front aspect.

### **Outside**

To the front of the property is a shallow front garden with pathway to the front door. To the left of the property is the driveway offering off road parking for two cars. Gated access from the driveway leads to the rear garden which has an initial paved patio area and opens to a mainly lawned garden with borders housing a selection of shrubs and plants. The garden is fully enclosed with a mixture of fencing and hedging.

### **Agents Note**

The heating to the property is air source heat pump. Please contact the branch for further details.



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## Lode Lane, Wicken, Ely

- Detached Bungalow
- Constructed in 2021
- Two Bedrooms
- En-Suite to Bedroom One
- Open Plan Kitchen/Dining/Living Room

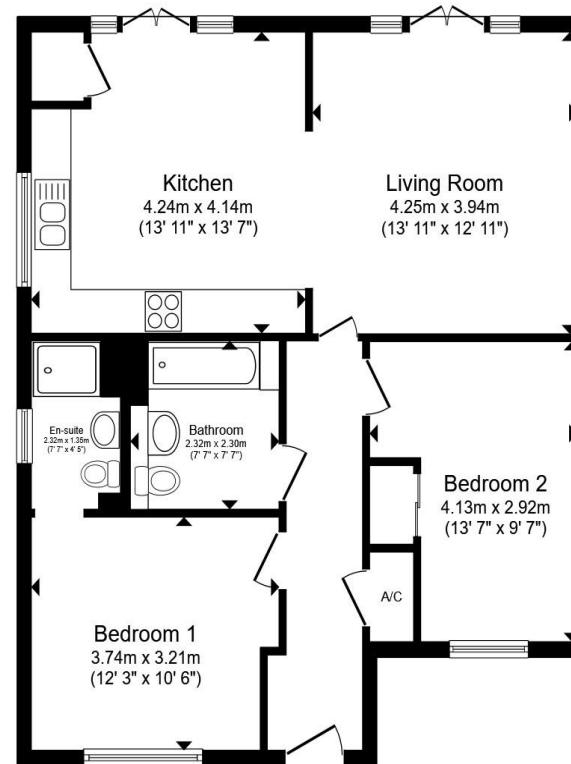
Tenure: Freehold

EPC Rating: B

Council Tax Band: D

guide price

**£350,000**



Total floor area 76.5 m<sup>2</sup> (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
ELY110149 - 0002

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