



Lily Avenue, Wimblington PE15 0WS

welcome to

Lily Avenue, Wimblington

Village Life For You ? Detached House - Four DOUBLE Bedrooms - Popular Village of Wimblington - Kitchen/ Breakfast Room
Study - En Suite to Master Bedroom - Enclosed Rear Garden - Garage & Off Road Parking ** Viewing Recommended



Entrance Door

to

Hall

Radiator. Telephone point. Understairs storage cupboard. Stairs leading off.

Cloakroom

Window to front. Low level wc. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Study

10' 3" x 9' 6" (3.12m x 2.90m)
Window to front. Radiator.

Lounge

24' 10" x 11' 5" (7.57m x 3.48m)
Window to front. Two radiators. Patio doors to rear. TV point. Telephone point.

Kitchen / Breakfast Room

18' 7" x 10' 10" (5.66m x 3.30m)
Tiled flooring. Patio doors to rear. Range of wall and base units. Gas hob, electric oven and cooker hood. Tiled splashbacks. Single drainer sink with mixer taps. Integral dishwasher. Space for appliances.

Utility Room

6' 7" x 5' 4" (2.01m x 1.63m)
Fitted wall and base units. Integral washing machine. Radiator. Tiled flooring. Door to rear.

Stairs To First Floor Landing

Loft access. Radiator. Airing cupboard housing hot water tank.

Bedroom One

14' 1" x 11' 1" (4.29m x 3.38m)
Window to rear. Radiator. TV point. Double fitted wardrobes.

En Suite

Window to rear. Tiled flooring. Part tiled walls. Low level wc. Pedestal wash hand basin. Heated towel rail. Shower cubicle with mixer taps. Shaver point. Extractor fan.

Bedroom Two

13' 1" x 11' 8" (3.99m x 3.56m)
Window to rear. Radiator.

Bedroom Three

11' 8" x 11' 6" (3.56m x 3.51m)
Window to front. Radiator.

Bedroom Four

11' 4" x 10' 11" (3.45m x 3.33m)
Window to front. Radiator.

Bathroom

Window to front. Low level wc. Pedestal wash hand basin. Part tiled. Panelled bath with mixer taps and shower over. Extractor fan. Spotlights. Shaver point.

Outside

Front garden is laid to grass with garage and off road parking.

Rear garden is enclosed with paths and patio areas, laid grass.



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welcome to Lily Avenue, Wimblington

- Detached House
- Four DOUBLE Bedrooms
- En Suite to Master Bedroom
- Kitchen / Breakfast Room
- Study PLUS Separate Lounge
- Enclosed Rear Garden
- Garage & Off Road Parking

Tenure: Freehold
EPC Rating: B

£380,000



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.focalagent.com



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Property Ref:
MCH113186 - 0002

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