



**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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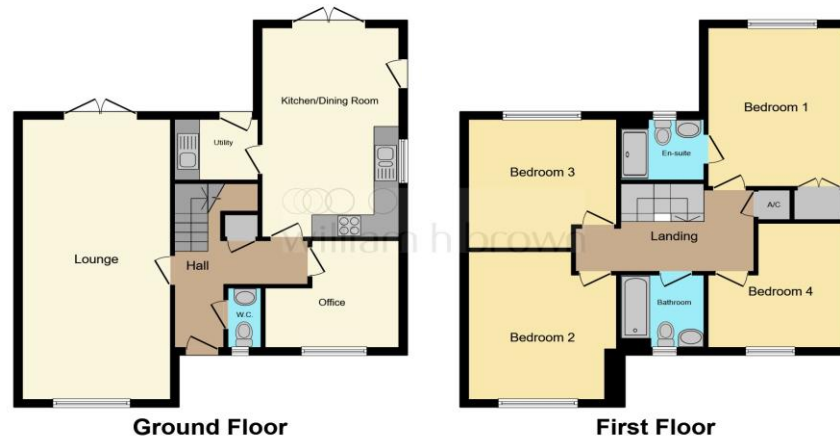


# welcome to Lily Avenue, Wimblington

- 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

## £365,000



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Property Ref:  
MCH113186 - 0003

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