



**Doddington Road, Wimblington PE15 0RA**



**welcome to**

**Doddington Road, Wimblington**

Individual Detached House - Four Bedrooms - Two Bathrooms - Lounge plus Separate Dining Area

Office/ Study - Kitchen/ Breakfast Room - Utility - Generous Rear Gardens - Viewing Highly Recommended



### Entrance Door

to

### Hall

Radiator. Door to front. Stairs leading off.

### W.C

Low level wc. Extractor fan. Radiator. Vanity wash hand basin with storage under.

### Office/ Study

11' 9" x 7' 9" ( 3.58m x 2.36m )

Two windows to front. Laminate floor. Radiator.

### Lounge

26' 1" x 11' 8" ( 7.95m x 3.56m )

Two windows to front. French doors to garden. Two radiators. Feature fireplace with marble effect heath and wood surround. Open plan to

### Dining Area

12' 7" x 10' 8" ( 3.84m x 3.25m )

Bay window to rear. Radiator. Tiled floor.

### Kitchen / Breakfast Room

17' 10" x 11' 11" ( 5.44m x 3.63m )

Window to rear. Single drainer sink with mixer taps. Breakfast bar. Tiled floor. Vertical radiator. Electric double oven, ceramic hob and cooker hood. Integrated dishwasher, fridge and freezer. Wall units with matching work surfaces and storage under.

### Utility

10' 1" x 6' 4" ( 3.07m x 1.93m )

Window to rear. Door to rear. Tiled floor. Single drainer sink with mixer taps. Plumbing for washing machine.

### Family Room ( Rear Of Garage )

15' 7" x 9' 7" ( 4.75m x 2.92m )

Gym Area - Laminate floor.

### Stairs To First Floor Landing

Two windows to front. Loft access. Storage under the eaves. Radiator.

### Bedroom One

11' 11" x 11' 9" ( 3.63m x 3.58m )

Window to front. Radiator. Fitted wardrobes.

Walk in wardrobe / Dressing Area

### En Suite

Window to rear. Shower cubicle. Low level wc. Radiator. Vanity wash hand basin with storage under. Tiled floor.

### Bedroom Two

18' 2" x 9' 11" ( 5.54m x 3.02m )

Skylight to rear. Two radiators.

### Bedroom Three

9' 5" x 7' 6" ( 2.87m x 2.29m )

Window to front. Radiator. Fitted wardrobes to one wall. Laminate floor.

### Bedroom Four

9' 10" x 6' 6" ( 3.00m x 1.98m )

Window to rear. Radiator. Integral wardrobes to one wall.

### Bathroom

Window to rear. P style bath with shower over. Vanity wash hand basin with storage under. Low level w.c. Heated towel rail. Tiled floor. Part tiled walls.

### Outside

Front garden is walled and laid to gravel for multi vehicle parking.

Rear garden is generously sized and enclosed with hardstanding area, outside tap, sockets, bbq area with patio, mature trees and shrubs bordering.



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## Doddington Road, Wimblington

- Individual Detached House
- Four Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room
- Utility Room
- Generous Gardens
- Multi Vehicle Parking
- Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£495,000**



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:  
MCH113568 - 0006

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