



Guide Price £500,000 to £525,000. Ellis Winters are pleased to offer this substantial family home measuring approx. 2330 sq-ft situated in a modern cul de sac location in Warboys. Accommodation briefly comprises, four double bedrooms, two bathrooms, three reception rooms, kitchen/diner, utility room and cloakroom. The property also benefits from a westerly facing rear garden and off road parking provided by a block paved driveway and double garage. No Forward Chain.

extractor fan, plumbing for washing machine, space for tumble dryer, window to rear, radiator, tiled flooring, wall mounted gas boiler.

First Floor

Landing
Feature window to front, radiator, ceiling spotlights.

Bedroom 1
5.48m (18') x 4.30m (14'1")
Two Velux windows to front, radiator, ceiling spotlights.

Dressing Room
1.72m (58") x 1.59m (5'3")
Velux window to rear, fitted with hanging rails, shelving and drawers, ceiling spotlights, radiator.

En-suite Shower Room
Fitted with a three piece suite comprising, a shower enclosure with shower over, a pedestal wash hand basin, and a WC, full height ceramic tiling to all walls, extractor fan, Velux window to rear, radiator, tiled flooring, ceiling spotlights.

Bedroom 2
4.36m (14'4") max x 3.77m (12'4")
Window to front, radiator, built in range of wardrobes.

Bedroom 3
3.84m (12'7") x 2.90m (9'6")
Window to side, radiator.

Bedroom 4
3.73m (12'3") x 2.84m (9'4")
Velux window to front, radiator.

Bathroom
Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a WC, tiled splashbacks, extractor fan, window to rear, airing cupboard, radiator, tiled flooring, ceiling spotlights.

Outside
The front garden is laid to lawn and planted with two small trees. A block paved driveway provides off road parking and leads to a double garage with two up and over doors, power and lighting. Gated side access leads to the fully enclosed westerly facing rear garden which is mainly laid to lawn and benefits from a patio seating area.

Ground Floor

Front entrance door to:
Entrance Hall
Feature window to front, storage cupboard, under stairs storage cupboard, radiator, ceiling spotlights, stairs leading to first floor.

Cloakroom
Fitted with a two piece suite comprising, a wash hand basin, and WC, extractor fan, tiled splashbacks, radiator, ceiling spotlights.

Lounge
5.85m (19'2") x 3.74m (12'3")
Window to front, radiator, ceiling spotlights, double doors opening to rear garden.

Dining Room
3.77m (12'4") x 3.74m (12'3")
Window to side, feature window to front, radiator, ceiling spotlights.

Family Room
3.77m (12'4") x 2.85m (9'4")
Window to side, radiator, ceiling spotlights.

Kitchen/Diner
5.64m (18'6") x 4.66m (15'3")
Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated fridge/freezer, integrated dishwasher, built-in eye level electric double oven with grill, built-in four ring gas hob with extractor hood over, two windows to side, tiled flooring, ceiling spotlights, double doors opening to rear garden.

Utility Room
2.06m (6'9") x 1.63m (5'4")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap,

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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GUIDE PRICE

£525,000

LONGLANDS CLOSE

WARBOYS, PE28 2FF



PROPERTY SUMMARY

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