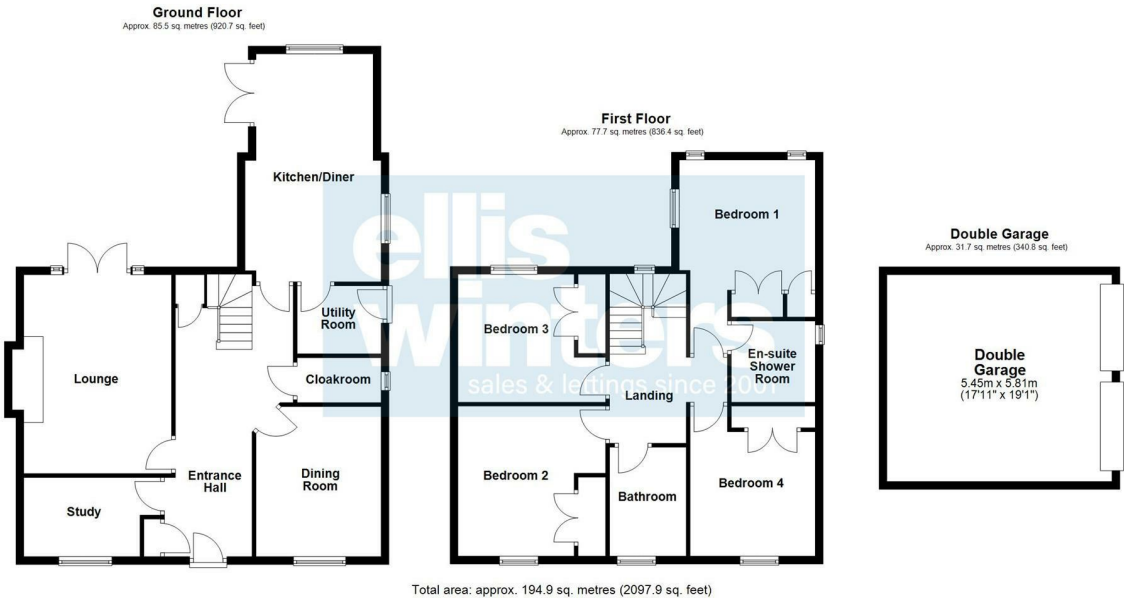




Ground Floor	Bedroom 4 3.22m (10'7") x 3.21m (10'6")
Entrance Hall	Bathroom
Cloakroom	Further Information
Study 3.00m (9'10") x 2.04m (6'8")	Tenure: Freehold
Lounge 5.13m (16'10") x 3.81m (12'6")	Council Tax Band: F
Dining Room 3.87m (12'8") x 3.23m (10'7")	EPC Rating: C
Kitchen/Diner 5.88m (19'3") x 3.23m (10'7")	
Utility Room 2.13m (7') x 1.71m (5'7")	
First Floor	
Landing	
Bedroom 1 3.55m (11'8") x 3.36m (11')	
En-suite Shower Room	
Bedroom 2 3.84m (12'7") x 3.81m (12'6") max	
Bedroom 3 3.34m (10'11") x 3.10m (10'2")	

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

ellis winters
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PROPERTY SUMMARY

Ellis Winters are delighted to offer 1 Rose Lodge, an individual detached home situated on a good sized plot measuring approximately 1/5 acre (sts). The property measures in excess of 2000 SQ-FT when including the garage and comprises, four double bedrooms all with built in wardrobes, two bathrooms, three reception rooms including a study perfect for working from home, a cloakroom, and recently refitted kitchen/diner and utility room.

Outside the property is accessed via an electric gate which opens to a gravelled driveway to the front of the property which also includes an EV charging point. The driveway extends to the rear of the property where additional parking and a detached double garage is located. The property also boasts a good sized south-westerly facing rear garden which has a large patio seating area accessible from both the lounge and kitchen making it perfect for al-fresco dining and entertaining friends.

A viewing of 1 Rose Lodge is essential to fully appreciate the space, presentation and plot size of this unique and well cared for home situated in the picturesque Cambridgeshire village of Colne.

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