



6 Overcote Lane

Needingworth, Cambs. PE27 4TU

elliswinters & co

Exclusive & New Homes

Welcome to

6 Overcote Lane

Accommodation Summary

Ellis Winters Exclusive is delighted to offer this extensively renovated, detached family home in a sought-after village location. This property is brilliantly located being a short distance from local amenities, schooling, public transport links, the village hall and playing field.

Upon entering the property via the entrance hall, the property flows in three directions. To the left is a generous lounge that boasts front, side and rear aspects, and an imposing wood burning stove, which is a lovely feature in this room. To the right is a large formal dining room. Straight on, leads into a superbly refitted kitchen/breakfast room which was designed and fitted by Nicholas Hythe, and includes Quartz work surfaces, a Quooker hot tap, integrated Neff appliances, a space for an American Style fridge/freezer, and a matching breakfast bar.

The inner hallway is accessed from both the kitchen/breakfast room and dining room, this area provides access to the family room, cloakroom and stairs that lead to the first floor.

On the first floor, there are four good-sized bedrooms. Bedroom one features a refitted en-suite shower room, bedrooms two and three have fitted wardrobes, and there is a newly fitted four-piece bathroom featuring a roll top bath.

Further renovations to the property include new windows and doors throughout, a new boiler, redecoration and flooring, and various electric blinds.

Ground Floor

Entrance Hall

Lounge

6.92m (22'8") x 5.31m (17'5")

Dining Room

5.89m (19'4") x 3.50m (11'6")

Refitted Kitchen/Breakfast Room

5.36m (17'7") x 4.12m (13'6")

Inner Hallway

Cloakroom

Family Room

3.88m (12'9") x 3.03m (9'11")

First Floor

Landing

Bedroom 1

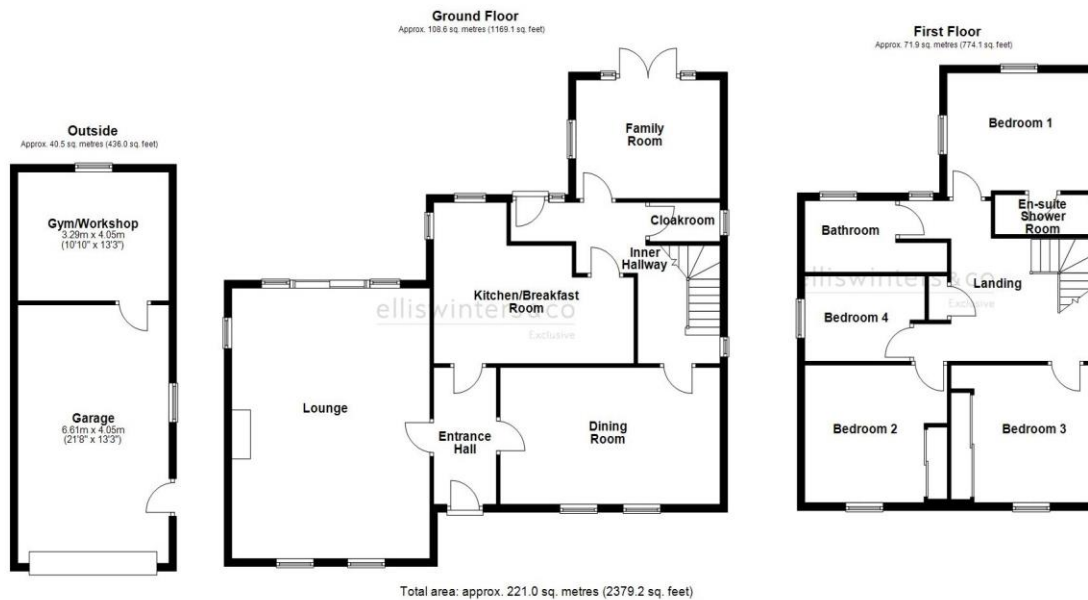
3.86m (12'8") x 3.17m (10'5")

Refitted En-suite Shower Room

Bedroom 2

3.80m (12'6") x 3.52m (11'7")





Bedroom 3

3.75m (12'4") x 3.52m (11'7")

Bedroom 4

3.22m (10'7") max x 2.18m (7'2")

Refitted Four-Piece Bathroom

Outside

The front of the property is brick wall and fence enclose. There is a large block paved driveway with wrought iron gates that leads to a further block paved driveway which in turn leads to a detached generous garage with electric door, power and light connected, a door and window to side. The attached gym/workshop also has power and light connected and a window to the rear. There is gated access to the side.

To the rear of the property is a generous split-level garden that offers large paved patio seating areas, a garden that is laid mainly to lawn with mature, well-stocked borders and flower beds. There is a timber constructed log store, garden shed and a summer house. The property also benefits from an EV charging point, external lighting, and external power supply.

Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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