



Total area: approx. 138.1 sq. metres (1486.4 sq. feet)

Ground Floor

Entrance Hall

Lounge

4.85m (15'11") x 4.25m (13'11")

Kitchen/Dining Room

5.85m (19'2") x 3.85m (12'8") max

Side Lobby/ Potting Room

9.21m (30'3") x 2.85m (9'4")

Utility/ Cloakroom

2.80m (9'2") max x 1.82m (6')

First Floor

Landing

Bedroom 1

3.72m (12'3") x 3.72m (12'3")

Bedroom 2

3.72m (12'3") x 3.40m (11'2")

Bedroom 3

2.41m (7'11") x 2.03m (6'8")

Bathroom

Outside

To the front of the property is a driveway that leads to a generous garage. The garage has an electric roller door, power and light connected, a window to the rear, and a side door. To the rear and side of the property is a wrap around garden, laid mainly to lawn with mature shrubs, bushes, and planted borders.

There are steps down to a further large side garden, that is split into three

sections, and are laid to lawn, with mature bushes, shrubs, and mature trees.

Further Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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**£355,000**  
**Fenton Road**  
Warboys, Cambs, PE28 2SL



## PROPERTY SUMMARY

A rarely available, detached home, in a small cul-de-sac location, with views over open fields. This superb property offers the potential to extend and improve (STP). This home is within a non-estate position and features a kitchen/dining room with views to the rear and open fields, a lounge, a side lobby/potting room, a utility/cloakroom, three bedrooms, a large side garden, a driveway, and a garage. To fully appreciate this property, the gardens, and the stunning open views, a viewing comes highly recommended.

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