



10 Pinfold Lane, Godmanchester  
Cambridgeshire. PE29 2JH

Asking Price  
£350,000

This detached chalet style home is located in the centre of Godmanchester close to all of the town's amenities. This house has a sitting room, kitchen/dining room, two bedrooms and a refitted bathroom upstairs and a further bedroom/study downstairs with cloakroom. There is a single glazed garden room, a single garage, driveway and walled garden. Offered for sale with no forward chain.

Full property description (for room sizes please see the floor plans)

The front door leads into an entrance hall with stairs to the first floor, a radiator and doors to the sitting room, study/bedroom 3 and kitchen/dining room.

Sitting Room - Window to the front, patio doors to the garden room & three radiators.

Garden Room - Single glazed garden room with door to the garden.

Study/Bedroom 3 - Window to the front, radiator and a door to the cloakroom.

Cloakroom - Window to the side, WC, radiator and wash hand basin.

Kitchen/Dining Room - Fitted with a range of base, wall & drawer units with sink & drainer, electric oven with hood over, plumbing for a washing machine, space for a fridge/freezer, radiator, window to the rear, a wall mounted gas combi boiler and a uPVC door to the side.

Landing - Doors to the bedrooms & bathroom and a storage cupboard.

Bedroom 1 - Dormer window to the front and two radiators.

Bedroom 2 - Dormer window to the front, loft access and a radiator.

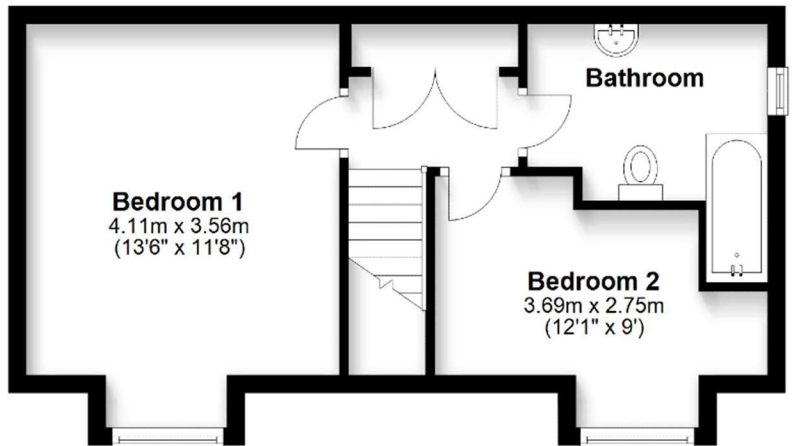
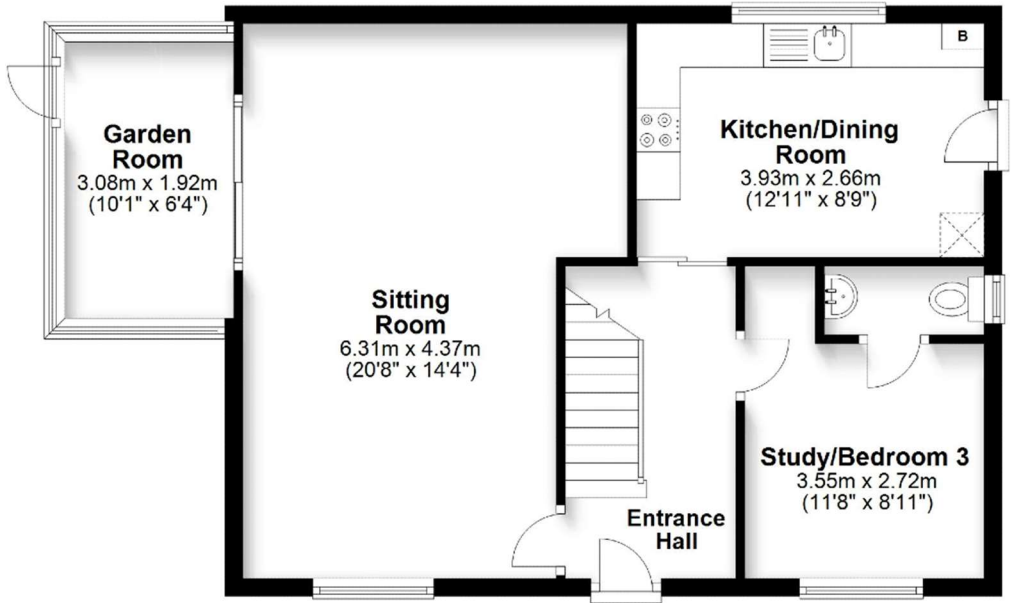
Bathroom – Recently refitted with a bath with shower over, WC, wash hand basin, a radiator and a window to the side.

## Outside

To the front of the property is a garden, driveway and garage. The garage has an electric roller door, light & power and a personal side door to the garden.

There is gated side access leading to the rear and side garden. The garden is walled and mostly laid to lawn with patio area.

**IMPORTANT NOTICE:** These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation.



## Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register [www.epcregister.com](http://www.epcregister.com)

