

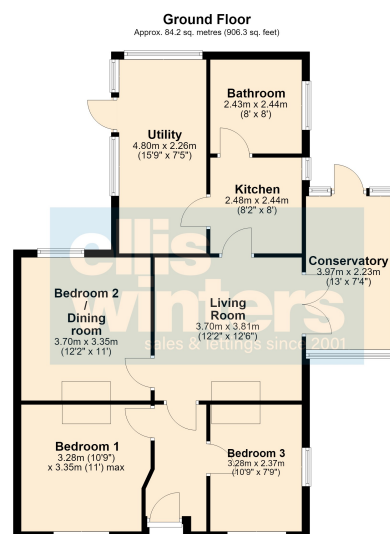
# £250,000

Blue Lane, Wimblington, Cambridgeshire PE15 0RQ



To arrange a viewing call us now on 01354 694900

A recently refurbished DETACHED BUNGALOW situated in a sought-after village location, offering flexible and well-proportioned accommodation throughout. The property benefits from a RE-FITTED kitchen and bathroom, with adaptable living space that can be arranged to suit individual requirements, including the option for an additional reception room if desired. Further accommodation includes a comfortable living room, CONSERVATORY, and a particularly spacious UTILITY room. The home is also enhanced by a newly installed AIR SOURCE HEAT PUMP heating system, offering improved energy efficiency. Outside, there is ample OFF ROAD PARKING and an enclosed garden, providing a blank canvas for landscaping and personalisation.



Total area: approx. 84.2 sq. metres (906.3 sq. feet)

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## Ground Floor

**Living Room**  
3.81m (12'6") x 3.70m (12'2")  
Double doors into conservatory

**Kitchen**  
2.48m (8'2") x 2.44m (8')  
Re-fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, single sink and drainer, space for fridge freezer, tiled splashbacks and floor, window to side



**Dining Room / Bedroom 2**  
3.70m (12'2") x 3.35m (11')  
Versatile room that could either be an additional bedroom but equally well situated in the property to be an additional reception room. Window to rear



**Conservatory**  
3.97m (13') x 2.23m (7'4")  
Brick and upvc construction with door out to garden

**Bedroom 1**  
3.35m (11') max x 3.28m (10'9")  
Window to front, original feature fireplace

**Bedroom 3**  
3.28m (10'9") x 2.37m (7'9")  
Dual aspect windows to both side and front



**Bathroom**  
2.44m (8') x 2.43m (8')  
Re-fitted with a panelled bath which has mixer tap shower, separate corner shower cubicle, low level wc and hand wash basin. Window to side

**Utility**  
4.80m (15'9") x 2.26m (7'5")  
Fitted with base units with worktop over, plumbing for washing machine and space for tumble drier, heating system controls, windows to both side and rear, door out to garden



## Outside

The wrap around garden has various patio areas and is a blank canvas for the purchaser to create their own tranquil environment.

## Services

Mains electricity, water and drainage. The property has a new air source heat pump.

## Tenure Freehold

EPC D

Council Tax Band B

## 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 £66.67 plus VAT per transaction (£80 inc VAT), 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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