

£340,000

42 Doddington Road, Wimblington, PE15 0RB



To arrange a viewing call us now on 01354 701000

Located in a popular village and boasting versatile accommodation this home must be viewed to fully appreciate all that is on offer here.

Accommodation comprises a good size lounge, kitchen with integral appliances, large conservatory, two/three bedrooms, refitted shower room with loft and hobby room to the first floor. Outside there is ample parking for multiple vehicles, garage, utility room and private



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Ground Floor

Porch

Door leading to:

Hall

Wood panelling to walls with fitted mirror, wooden floor, radiator and airing cupboard.

Lounge

4.55m (14'11") x 3.64m (11'11")

Windows to both front and side, feature fireplace, radiator.

Kitchen

4.24m (13'11") x 3.01m (9'11")

Fitted with a range of wall and base units with integral double oven, hob, integrated dishwasher and storage bins, space for washing machine, radiator, boiler cupboard, window to side.



Conservatory

3.74m (12'3") x 5.39m (17'8")

Brick and glazed construction, radiator, patio doors leading onto covered patio area and additional double doors leading to garden.



Bedroom 1

3.69m (12'1") x 3.48m (11'5")

Windows to both front and side, radiator.



Bedroom 2

3.64m (11'11") x 3.34m (10'11")

Window to rear, fitted wardrobes, radiator.

Bedroom 3

3.64m (11'11") x 2.43m (8')

Window to side, stairs rising to first floor, radiator.



Show er Room

Fitted with a three piece suite comprising double shower cubicle, vanity wash hand basin and WC, wall mirror with built in light plus storage cupboard. Window to rear, radiator.

First Floor

Attic Storage

4.55m (14'11") x 3.57m (11'9")

Windows to both side and rear.

Hobby Room

4.62m (15'2") x 2.01m (6'7")

Window to side.

Outside

To the front of the property there is ample frontage which is laid to gravel with a raised brick flowerbed. Gates to one side lead to a further gravelled area with large shed and then leading onto the garage with a side courtesy door for access, plus there is power and light. Part of the garage has been converted to a utility area which is fitted with base units. The rear garden is also laid to gravel and lawn. The summerhouse has been used as a gym and is fitted with light and power.

Freehold

Council Tax Band C

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

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