

£270,000

Blue Lane, Wimblington, Cambridgeshire PE15 0RQ



To arrange a viewing call us now on 01354 694900

This charming DETACHED BUNGALOW offers spacious single-level living and the added benefit of energy-saving SOLAR PANELS. Well-presented throughout, the accommodation comprises a welcoming entrance hall, a comfortable sitting room, a generous KITCHEN/DINING room ideal for entertaining, two well-proportioned double bedrooms, a modern SHOWER ROOM, and a bright conservatory overlooking the garden. To the front, the property enjoys a neatly maintained lawned garden and OFF-ROAD PARKING for one vehicle. The attractive, low-maintenance rear garden provides a private outdoor space and leads to a SINGLE GARAGE, with an ADDITIONAL PARKING space conveniently located in front.

Combining practical living space, excellent parking facilities, and eco-friendly features, this delightful bungalow is an ideal choice for those seeking comfortable and convenient living.

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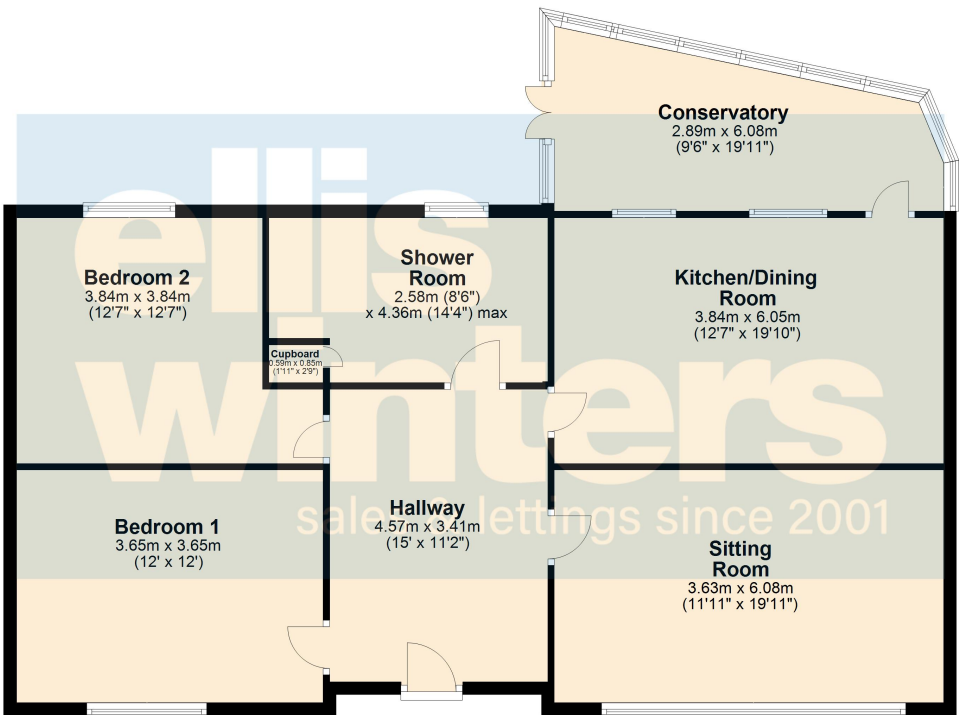
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Ground Floor

Approx. 118.4 sq. metres (1274.1 sq. feet)



Total area: approx. 118.4 sq. metres (1274.1 sq. feet)

Entrance Hall
Door and window to front, radiator and doors to: -

Sitting Room
6.08m (19'11") x 3.63m (11'11")
Window to front, and radiator.

Kitchen/Dining Room
6.05m (19'10") x 3.84m (12'7")
Two windows to rear, door to conservatory, range of wall and base units with worktops over, space and plumbing for washing machine and dishwasher, built in electric hob, built in double electric oven, space for fridge freezer and radiator.

Conservatory
6.08m (19'11") x 2.89m (9'6")
Windows to all aspects, French doors to garden, two radiators

Shower Room
4.36m (14'4") max x 2.58m (8'6")
Obscured window to rear, low level W.C and wash hand basin built into vanity units, shower cubicle, radiator, cupboard housing the hot water tank and tiled.

Bedroom 1
3.65m (12') x 3.65m (12')
Window to front, built in wardrobe and radiator

Bedroom 2
3.84m (12'7") x 3.84m (12'7")
Window to rear, radiator and built in wardrobes

Front:
Parking for a vehicle, mainly laid to lawn and path leading to the front door.

Rear Garden:
Paved patio area, two side accesses, oil tank

Single Garage:
Situated in a block of three with a parking space in front, up and over door, light and power laid on and door to side to access to rear garden.

Agents Note: We understand that the solar panels are on a lease and we are currently awaiting the sellers to provide us with more information.

Tenure Freehold
Council Tax Band C
Energy 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 £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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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