



Blue Lane, Wimblington March  
**£275,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- No Onward Chain
- Recently Renovated Throughout
- Generous Off-Road Parking and Wrap-around Garden
- Peaceful Village Location
- New Heating System

## Entrance Hall

UPVC front door, hard flooring, access to bedroom two, three and lounge.

## Lounge 3.80m x 3.68m (12'6" x 12'1")

Hard flooring, access to bedroom one and french doors into conservatory letting in plenty of natural light

## Conservatory 3.96m x 2.24m (13'0" x 7'4")

Hard flooring, UPVC Construction with windows and door to rear.

## Kitchen 2.48m x 2.43m (8'2" x 8'0")

Tiled flooring, window to side and door into utility/storage space and bathroom. A range of base and wall units in a white gloss finish with worktop space over and tiled splash back,



integrated oven with induction hob and overhead extractor fan, stainless steel sink.

Utility/Store Space 4.80m x 2.26m (15'9" x 7'5")  
Hard flooring, UPVC construction, windows and door to side, housing heating system.

Bathroom 2.44m x 2.43m (8'0" x 8'0")  
Tiled flooring and part tiled walls, window to side.  
Four piece suite comprising of panelled bath with shower attachment, corner shower cubicle, vanity sink with tiled splash back and low rise WC.

Bedroom One 3.69m x 3.36m (12'1" x 11'0")  
Hard flooring, window to rear.

Bedroom Two 3.67m x 3.35m (12'0" x 11'0")  
Hard flooring, feature fireplace, window to front.

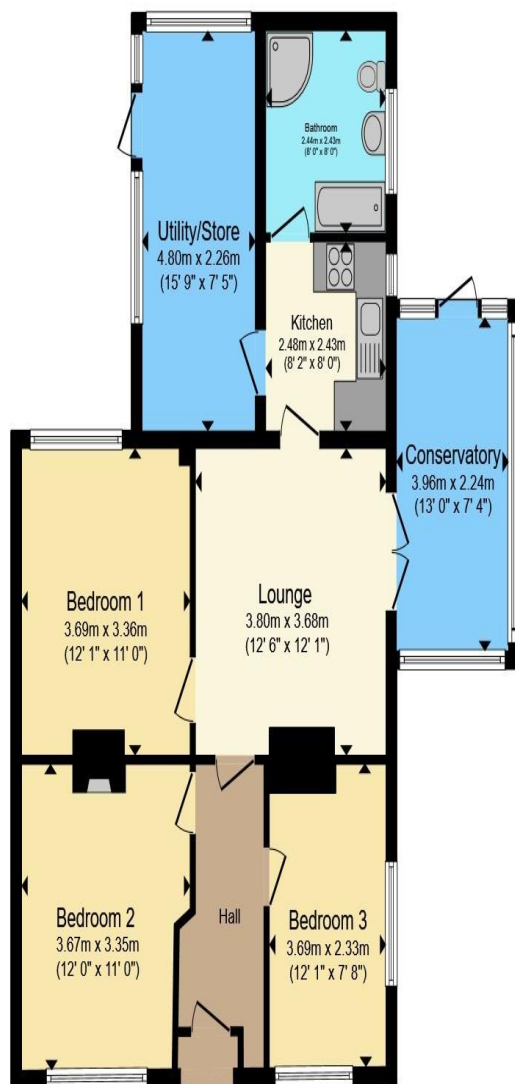
Bedroom Three 3.69m x 2.33m (12'1" x 7'8")  
Hard flooring, window to front and side.

#### Outside

The property sits in the middle of a generous plot and is mostly laid to lawn offering the perfect opportunity for the new buyer to landscape to their hearts content and really make their own.

EPC Rating C.





**Floor Plan**

Total floor area 88.0 m<sup>2</sup> (947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
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To view this property call Sharman Quinney on:  
**01354 661166**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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