



Rose Cottage Gardens, Wimblington March

£330,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- 15ft Sun Lounge Overlooking Garden
- Walking Distance to Pub and Shops
- Garage and Off-Road Parking
- Solar Panels

Entrance Hall -

Hard flooring, composite front door, airing cupboard and storage cupboard, access to loft which is partly boarded

Cloakroom - 0.7m x 2m (2'2" x 6'5")

Hard flooring, small vanity sink, low rise WC

Kitchen - 4.4m x 3.4m (14'4" x 11'1")

Hard flooring, a range of units in a gloss finish, eye level double oven, electric hob with extractor, integrated dishwasher and fridge.

Utility Room - 2.9m x 2.1m (9'5" x 6'8")

Hard flooring, a range of units with stainless steel sink, space for washing machine / tumble dryer, wall mounted boiler, upvc door to side



Lounge - 4.4m x 5m (14'4" x 16'4")

Carpet flooring, feature fireplace

Sun Lounge - 4.6m x 4.3m (15'0" x 14'1")

Carpet flooring, patio doors out to garden

Bedroom One - 3m x 4.4m (9'8" x 14'4")

Carpet flooring, built in cabinetry

Bedroom Two - 3m x 3.4m (9'8" x 11'1")

Carpet flooring, built in cabinetry and wardrobes

Bedroom Three - 3m x 2.8m (9'8" x 9'1")

Carpet flooring, built in wardrobes

Shower Room - 1.7m x 3.7m (5'5" x 12'1")

Hard flooring, vanity sink with storage and matching mirror cabinet, low rise WC, bidet, walk in shower and storage shelves

Outside -

The front of the property is paved offering off road parking in front of the garage 5.5m x 2.9m (18'0" x 9'5"). The rest of the front garden is gravelled and landscaped with various shrubs and flowers. A side gate leads to the rear and side garden.

The rear garden is mostly paved for low maintenance, there is a decent area laid to lawn as well. There are also two sheds and an aviary.





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.focalagent.com

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