



The Sidings, Railway Lane, Chatteris, Cambs, PE16 6NF

Modern Detached House - Close To Local Amenities - 3 Bedrooms - En Suite & Bathroom - Kitchen/Breakfast Room & Utility/WC - Entrance Hall/Dining Room & Lounge - Off Road Parking & Garden - Available September - Council Tax Band D - Deposit £1,615.38 - Call To View (01354) 696700

£1,400 pcm



Ground Floor

Entrance Hall/ Dining Room

Two double glazed windows and entrance door to front, tiled flooring, under floor heating, partly vaulted ceiling to landing, stairs to first floor, double glazed double doors to rear and doors to:

Lounge 5.87m (19'3") x 3.38m (11'1")

Double glazed window to front and rear, under floor heating, single and double doors to Entrance Hall/ Dining Room.

Kitchen 4.36m (14'4") x 3.34m (10'11")

Double glazed window to front, door to side, fitted with a matching range of base and eye level units, worktop, composite sink with mixer tap and splashback, integrated fridge, freezer and dishwasher, space for fridge/freezer, fitted electric oven, four ring hob, tiled flooring, under floor heating and door to:

Utility Room

3.34m (10'11") x 1.40m (4'7") Double glazed window to rear, fitted with a matching range of base and eye level units, worktop, 1+1/4 bowl stainless steel sink with mixer tap, space for washing machine, low level WC, tiled flooring and under floor heating.

First Floor

Landing

Double glazed windows to front, built in cupboard and doors to:

Bedroom 1 3.72m (12'2") x 3.39m (11'1")

Double glazed window to front, radiator, built in walk in wardrobe with spot lights and door to:

En-suite Bathroom

Skylight window to rear, claw foot free standing bath with mixer tap, wash hand basin with cupboards under, WC with hidden cistern, tiling to three walls, radiator, tiled flooring and spotlights.

Bedroom 2 3.44m (11'3") x 2.90m (9'6")

Double glazed window to front and radiator.

Bedroom 3 3.46m (11'4") max x 2.87m (9'5")

Double glazed window to side and radiator.

Bathroom

Skylight window to rear, panelled bath with shower attachment, mixer tap and screen, wash hand basin with cupboards under, WC with hidden cistern, radiator, tiled flooring and spotlights.

Outside

Gravelled parking to front and side. Endosed rear garden mainly laid to gravel.

Directions

Turn left out of our High Street office. Take the first left into King Edward Road, then right into Railway Lane then turn right between the cottages on Railway Lane on the right hand side down the driveway and the property can be found on the left hand side.



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.