



Blue Lane, Wimblington March
OIEO £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.

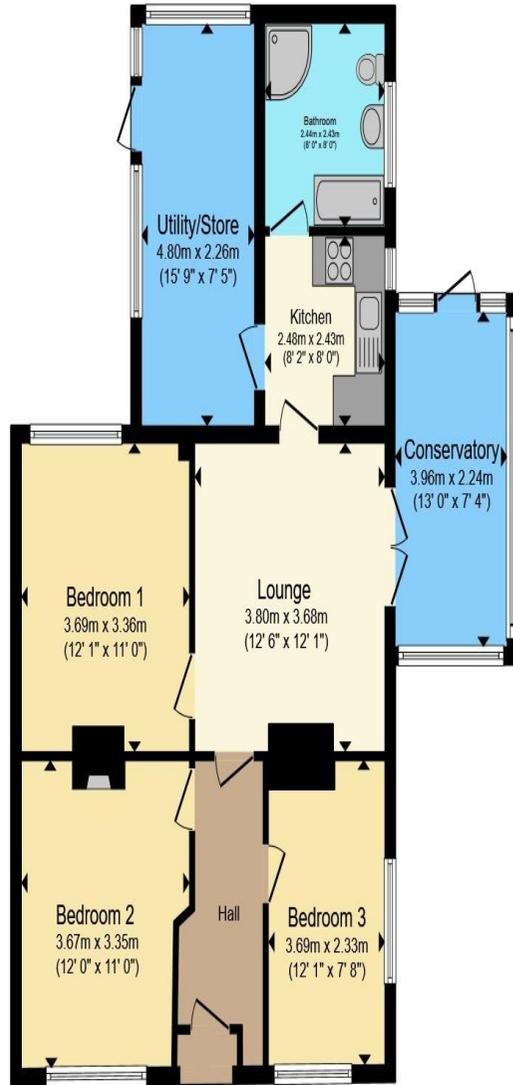
Bedroom Three 3.69m x 2.33m (12'1" x 7'8")
Hard flooring, window to front and side.

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 D.





Floor Plan

Total floor area 88.0 m² (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

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206989 - 0005

