



Ground Floor

Entrance Hall

WC

Kitchen
4.93m (16'2") x 2.39m (7'10")

Lounge
4.68m (15'4") x 3.34m (10'11")

Dining Room/ Family Room
4.34m (14'3") x 2.65m (8'8")

Utility Area
2.65m (8'8") x 1.01m (3'4")

Conservatory
3.85m (12'8") x 2.55m (8'4")

First Floor

Landing

Bedroom 1
3.58m (11'9") x 3.40m (11'2")

En-suite Shower Room

Bedroom 2
4.04m (13'3") x 2.65m (8'8")

Bedroom 3
2.79m (9'2") x 2.34m (7'8")

Bathroom

Outside

To the front of the property is a generous, part enclosed driveway providing off-road parking for numerous

vehicles, and a gate providing access to the rear garden.

To the rear of the property is a private, and enclosed garden, laid mainly to lawn, with paved patio seating areas, a gravelled border, a garden shed, and a gate to the side.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: TBC

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+ VAT (£80) per transaction, 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.

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£350,000

Popes Lane

Warboys, , PE28 2RN

PROPERTY SUMMARY

A very well-presented, detached family home, in a popular, well-serviced village location. This superb home is short distances from local amenities including a doctors surgery, shops, schools, and public transport links. The property features a modern kitchen, two reception rooms, a modern cloakroom, a conservatory, a utility area, three good size bedrooms, a modern en-suite shower room and a modern family bathroom. Outside is a large, part enclosed driveway, and a private and enclosed rear garden. A viewing comes highly recommended to appreciate the versatility and space this home has to offer.

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