

£330,000

The Old Nightingale, 30 Newgate Street,
Doddington, Cambridgeshire PE15 0SR



To arrange a viewing call us now on 01354 694900

This CHARMING DETACHED family home, set on a GENEROUS PLOT with an expansive rear garden, blends HISTORIC CHARACTER with comfortable family living. Formerly a landmark public house dating from the mid-19th to early 20th century, the property exudes PERIOD CHARM at every turn. The INVITING interior offers versatile accommodation, including separate living and dining rooms each featuring a wood-burning stove, creating warm, welcoming entertaining spaces. The well-equipped kitchen leads to a bright breakfast room, and a convenient ground-floor cloakroom adds practical flair. Upstairs, there are three generously proportioned bedrooms, while a fourth bedroom on the ground floor is currently configured as an office, providing flexible space to suit modern living. A distinctive, lovingly maintained home with loads of character and a superb garden backdrop.

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GROUND FLOOR

Living Room
3.64m (11'11") x 3.59m (11'9")
Windows to both front and side, exposed brick fireplace housing woodburning stove.

Dining Room
4.06m (13'4") x 3.60m (11'10")
Window to front, fireplace housing woodburning stove.

Kitchen
4.50m (14'9") x 2.47m (8'1")
Fitted with base units housing range style cooker, plumbing for washing machine and dishwasher, space for tumble drier, breakfast bar, two windows to rear.

Breakfast Room
3.00m (9'10") x 2.52m (8'3")
Space for fridge/freezer, window to rear and door out to garden.

Office / Bedroom 4
3.07m (10'1") x 2.17m (7'1")
Window to side.

Cloakroom
1.96m (6'5") x 0.85m (2'9")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
4.04m (13'3") x 3.60m (11'10")
Window to front.

Bedroom 2
3.63m (11'11") x 3.57m (11'9")
Window to front, feature fireplace.

Bedroom 3
4.60m (15'1") max. x 2.17m (7'1") max.
Window to rear.

Bathroom
Fitted with a panelled bath with mixer tap shower, low level wc and hand wash basin, feature panelling to walls, window to rear.

OUTSIDE

A driveway to one side provides off road parking and double gates provide additional parking with enough space for a camper van.

The Garage/Workshop has double doors, power and light.

The summerhouse/cabin also has power and light plus a bar area. This is an ideal games room.

The remainder of the garden is laid to lawn with patio area, stepping stones and a variety of fruit trees.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold

Fenland District Council tax band C
Energy rating E

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 inc. VAT) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

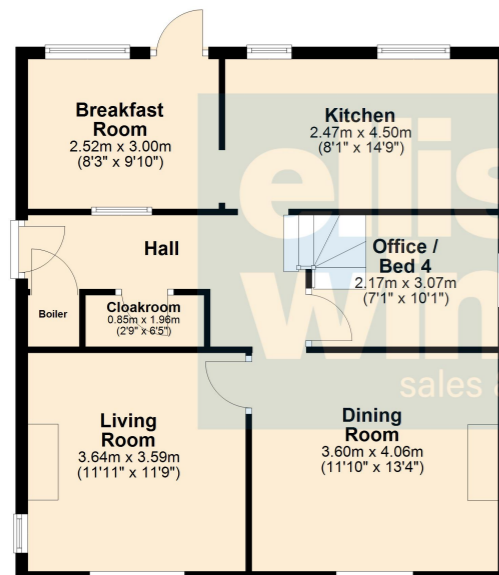
Our team will guide you through the process when you make an offer on a property.

DISCLAIMER

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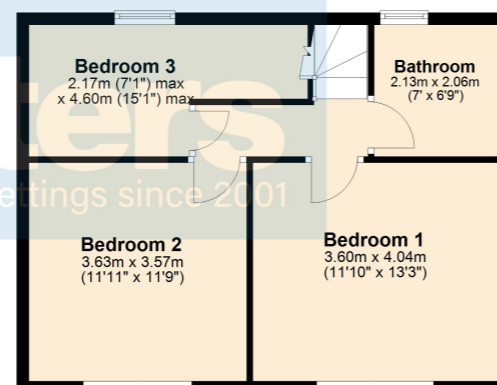
Ground Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 110.6 sq. metres (1190.3 sq. feet)

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