

Laburnham House Boots Road, Wimblington March

£425,000 OIEO Freehold

Sharman Quinney

Key Features

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- No Onward Chain
- Expansive Plot with Outbuildings
- Surrounding Field Views
- Ample Off-Road Parking
- Multiple Reception Rooms

Ground Floor
Entrance Hall
Entrance door to front. Stairs to first floor. Access into dining room.

Dining Room/Sitting Room
Window to front. Hard flooring. Feature fireplace with multi fuel burning stove.

Living Room
French doors to front. Fitted carpet. Feature fireplace with multi fuel burning stove. Fitted cabinets and shelving.

Kitchen/Dining Room
Two windows to rear and into Garden Room. French doors to outside. Hard flooring throughout. Original stable style door into Garden Room.







Access into Utility Room. The kitchen is fitted with a range of base and wall units with central island with solid oak worktops. The central island has space for single oven with fitted overhead extractor fan. Composite sink. Space for fridge/freezer. Dining area features an exposed brick fireplace.

Garden Room
Entrance door to rear. Windows to rear and sides. Tiled flooring. Access into Kitchen/Diner.

Utility Room
Access door to rear, window to front. Hard flooring. Plumbing for washing machine and tumble dryer.

First Floor
Bedroom One
Window to front. Fitted carpet. Storage cupboard.

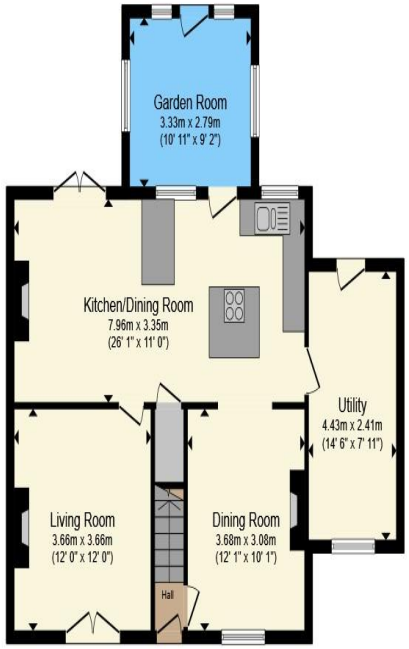
Bedroom Two
Window to rear. Fitted carpet.

Bedroom Three
Window to front. Fitted carpet.

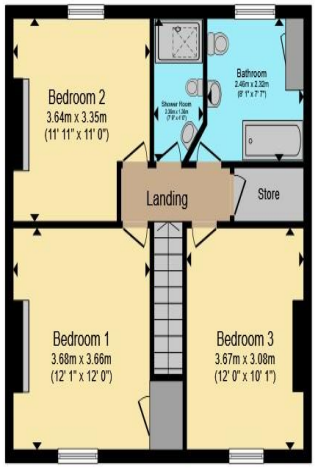
Shower Room
Skylight to rear. Hard flooring. Three-piece suite comprising of large walk-in shower, low rise toilet. Wall mounted sink.
Bathroom



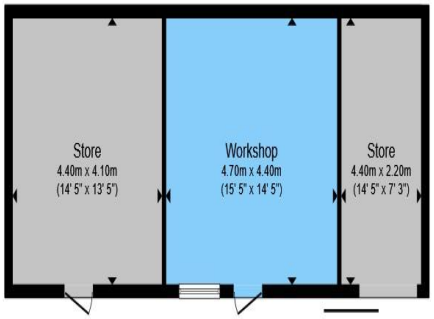




Ground Floor



First Floor



Outbuilding

Total floor area 183.5 m² (1,976 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

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Window to rear. Tiled flooring and partly tiled walls. Panelled bath with overhead shower, pedestal sink and low-rise toilet. Access to airing/storage cupboard.

Outside

The property sits in the middle of a generous plot. The front is hedged providing plenty of privacy from the road. A single-track road to the side provides access to the rear of the property where the outbuildings and parking is located. The three outbuildings have light and power connected and are currently used for storage but have great potential for conversion or a great workshop space.

Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on: **01354 661166**

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The Property Ombudsman