



12 Martins Lane, Witcham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£310,000

12 Martins Lane

Witcham, Ely

This charming three bedroomed semi detached house is nestled in a pleasant village location and offers a blend of character features with modern comforts. The property boasts three generously sized double bedrooms, making it an ideal choice for families or those seeking extra space.

The welcoming lounge features exposed beams and a wood burner, creating a cosy atmosphere perfect for relaxing evenings. The dining room seamlessly opens into a modern kitchen, providing an excellent space for entertaining and family meals. The accommodation is completed by a ground floor bathroom.

Outside there is a spacious driveway providing easy side by side parking and a good sized, well maintained garden.

Overall, this property presents an attractive combination of indoor comfort and outdoor living, all set within a sought-after village location. The house is presented in excellent decorative order, offering a ready-to-move-in opportunity for prospective buyers.



12 Martins Lane

Witcham, Ely

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Charming Semi Detached House With Character Features
- 3 Double Bedrooms
- Lounge With Exposed Beams & Wood Burner
- Dining Room Opening Into Modern Kitchen
- Driveway & Good Sized Garden
- Gas Central Heating
- Pleasant Village Location







Entrance Hall

With door to front, stairs to first floor.

Lounge

With double glazed window to front, exposed timber posts and beams, cast iron wood burner with oak mantle, French doors to conservatory, radiator.

Conservatory

Of UPVC construction and with doors to garden.

Kitchen/Dining Room

With dining area having a double glazed window to front and radiator. Kitchen with double glazed window to rear, fitted with a range of painted wall and base level units, drawers and worksurfaces, built in electric double oven, gas hob and extractor hood, plumbing for washing machine and dishwasher.

Rear Hall

With door and double glazed window to side.

Bathroom

With low level WC, wash basin, panelled bath with shower above, double glazed window to side, radiator.

Landing

With double glazed window to rear, access to loft, radiator.

Bedroom 1

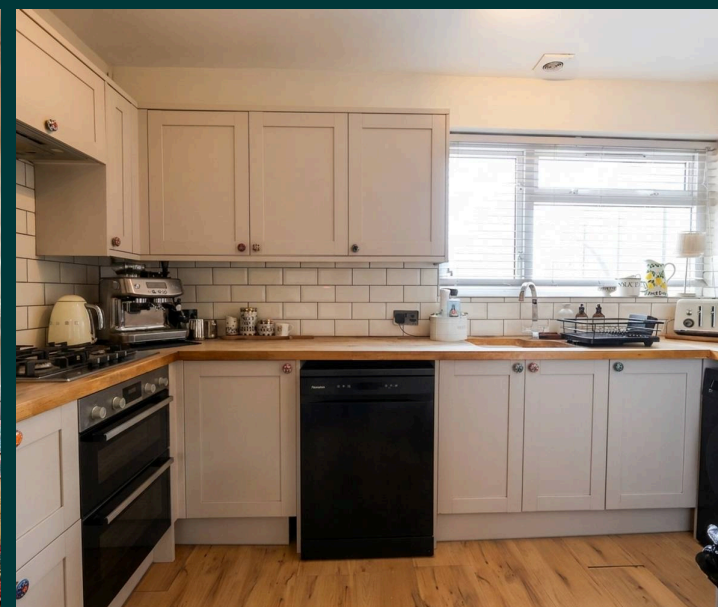
With double glazed window to rear, cupboard housing the gas fired combination boiler, radiator.

Bedroom 2

With double glazed window to side, radiator.

Bedroom 3

With double glazed window to side, radiator.

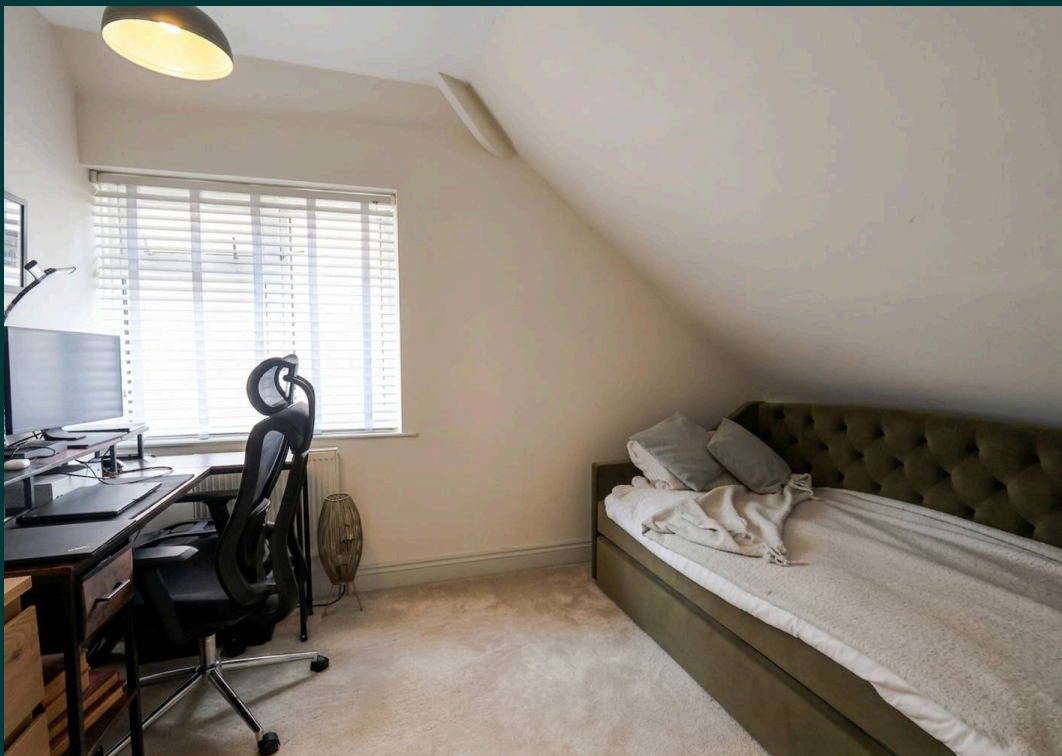


Outside

Pedestrian access leads to an excellent sized rear garden which has a large shingled seating area leading to a lawn with planted borders. There is also a timber built storage shed.

To the front there is a spacious driveway providing easy side by side parking.







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