

£290,000

11 Greenwood Way, Wimblington, PE15 0NY



To arrange a viewing call us now on 01354 701000

Offered with no chain and located in a very popular village this great family home has much to offer including generous lounge, separate dining room, kitchen plus utility room and ground floor cloakroom. To the first floor there are four bedrooms with ensuite to master and family bathroom. Outside there is parking for approx. three vehicles to the front and an enclosed east facing garden. EPC C



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Ground Floor

Hall
Radiator, cupboard, stairs to first floor and landing.

WC
Fitted with wash hand basin and WC, radiator.

Lounge
6.20m (20'4") x 3.06m (10')
Window to front, two radiators, doors to garden, living flame gas fire.

Dining Room
2.84m (9'4") x 2.70m (8'10")
Window to front, radiator.

Kitchen
4.04m (13'3") x 3.33m (10'11") max
Fitted with wall and base units with integral double oven, hob, hood, space for dishwasher, sink unit with mixer tap, window to rear, radiator.

Utility
Fitted with base units with sink inset, gas fired boiler, space for washing machine and tumble drier, door to garden.

First Floor & Landing
Window to front, airing cupboard, access to loft.

Bedroom 1
3.34m (10'11") x 3.13m (10'3")
Window to rear, two double wardrobes, radiator.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to rear, radiator.

Bedroom 2
3.11m (10'2") x 2.38m (7'10")
Window to rear, radiator.

Bedroom 3
2.75m (9') x 2.22m (7'3") min
Window to front, radiator.

Bedroom 4
3.13m (10'3") x 2.08m (6'10") min
Window to front, radiator.

Family Bathroom
Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, radiator.

Outside
There is parking to the front for approx. three vehicles whilst at the rear the east facing garden is laid to patio and lawn with flower and shrub border with outside water supply and electric.

Freehold
Council tax band C

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 £40 + VAT (£48) 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.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk