

£260,000

Lode Way, Chatteris, Cambridgeshire PE16 6TN



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this three bedroom SEMI DETACHED family home has been UPDATED by our seller to create the STUNNING PROPERTY now available for sale.

BEAUTIFULLY PRESENTED throughout, the accommodation comprises kitchen, open plan living/dining areas and the convenience of a ground floor WC.

Upstairs is the tranquil family bathroom plus the three bedrooms with the master having an en-suite shower room.

There is ample off road parking to the front, good size rear garden and a single GARAGE.

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GROUND FLOOR

HALL

Entrance door leading in, door into garage.

WC

1.35m (4'5") x 1.10m (3'7")
Re-fitted with a low level WC and hand wash basin. Window to front.

KITCHEN

2.95m (9'8") x 2.19m (7'2")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge and freezer, window to rear, door out to garden.

DINING AREA

3.51m (11'6") x 2.95m (9'8")
Window to front, open plan to living area, LVT flooring.

LOUNGE AREA

4.35m (14'3") x 3.55m (11'8")
LVT flooring, patios out to rear garden, stairs rising to first floor.

FIRST FLOOR

MASTER BEDROOM

4.07m (13'4") max. x 3.32m (10'11")
Window to rear.

EN-SUITE

1.98m (6'6") x 1.45m (4'9")
Re-fitted with a corner shower cubicle, low level WC and hand wash basin set within vanity unit. Window to rear.

BEDROOM 2

3.55m (11'8") x 2.69m (8'10") max.
Window to front.

BEDROOM 3

2.77m (9'1") max. x 2.41m (7'11")
Window to front.

BATHROOM

2.23m (7'4") x 1.63m (5'4")
Re-fitted with a feature bath with inset shelving above, low level WC and hand wash basin set within vanity unit. Window to side.

OUTSIDE

The front garden is open plan and laid to gravel to provide ample off road parking.

SINGLE GARAGE

4.75m (15'7") x 2.79m (9'2")
Standard up and over door, power and light plus separate courtesy door leading directly into the house.

To the rear, the garden has an extensive patio area with the balance laid to lawn. There are flower borders and a side gate providing access to the front.

SERVICES

Mains gas, electricity, water and drainage.

A whole new heating system including boiler was installed in 2021.

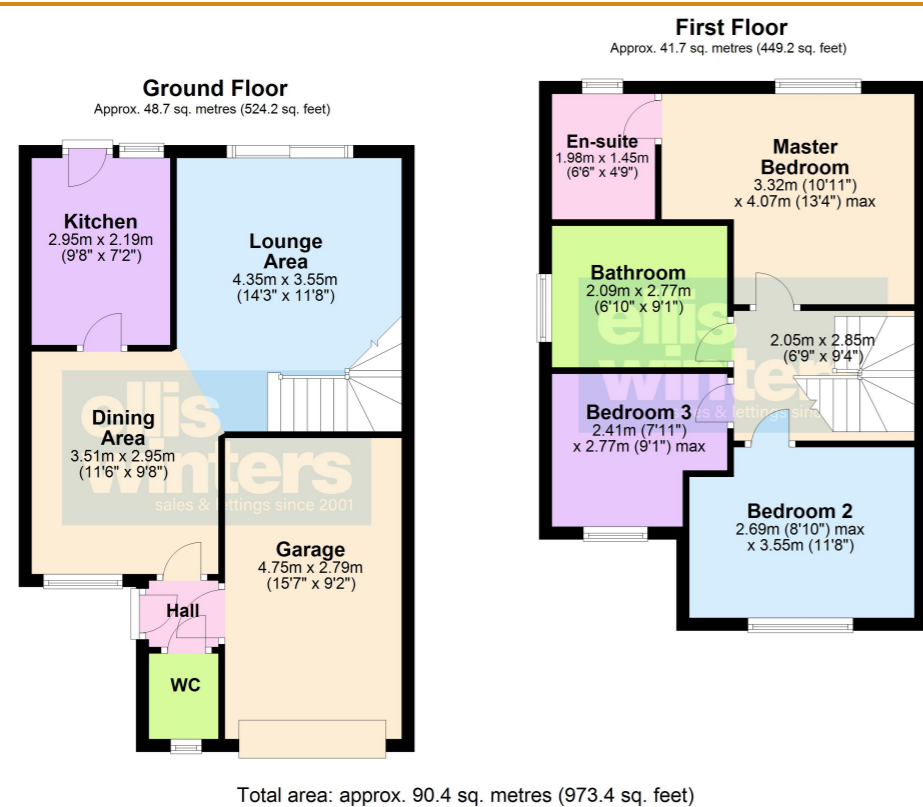
TENURE

Freehold

Energy rating C

Fenland District Council tax band B

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.



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