

Offers Over  
**£325,000**

King Street, Wimblington, Cambridgeshire PE15 0QF



**To arrange a viewing call us now on 01354 694900**

BRAND NEW this stunning three bedroom DETACHED family home is finished to a lovely standard and has off road PARKING and a good size garden.

The accommodation comprises modern open plan living/dining/kitchen, separate office/playroom, ground floor WC, three bedrooms upstairs with the master having an EN-SUITE shower room plus there is the family bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**elliswinters&co**

Offers Over  
**£325,000**

King Street, Wimblington, Cambridgeshire PE15 0QF



#### GROUND FLOOR

##### WC

2.17m (7'1") x 1.03m (3'5")  
Fitted with a low level WC and hand wash basin.

##### OPEN PLAN KITCHEN / LIVING / DINING

8.65m (28'5") x 4.50m (14'9")  
The kitchen area has modern wall and base units housing eye level double electric ovens, integrated dishwasher and fridge/freezer, island with built in wine fridge and housing the ceramic hob with extractor hood over. The living dining area has laminate flooring, windows to each side and fabulous bi-fold doors at the rear leading out to the garden.

##### UTILITY

2.17m (7'1") x 1.63m (5'4")  
Fitted with wall and base units with plumbing for washing machine and space for tumble drier. Window to front.

##### OFFICE

3.51m (11'6") x 2.17m (7'1")  
Window to rear.

#### FIRST FLOOR

##### MASTER BEDROOM

4.50m (14'9") x 4.40m (14'5")  
Window to rear, sloping ceilings.

##### EN-SUITE

2.96m (9'8") x 1.06m (3'6")  
Fitted with a double shower cubicle, hand wash basin set within vanity unit and low level WC.

##### BEDROOM 2

3.82m (12'6") max x 2.83m (9'3")  
Window to front, sloping ceiling.

##### BEDROOM 3

3.53m (11'7") x 2.69m (8'10") max  
Window to front, sloping ceilings.

##### BATHROOM

Fitted with a feature bath, large corner shower cubicle, low level WC and hand wash basin set within vanity unit. Window to rear.

#### OUTSIDE

The property is accessed via a private roadway shared by just two other properties. An extensive driveway to one side provides ample off road parking.

To the rear the garden is laid mainly to lawn with a paved patio area.

#### SERVICES

Mains electricity and water. Heating is via an air source heat pump and the ground floor of the property has under floor heating.

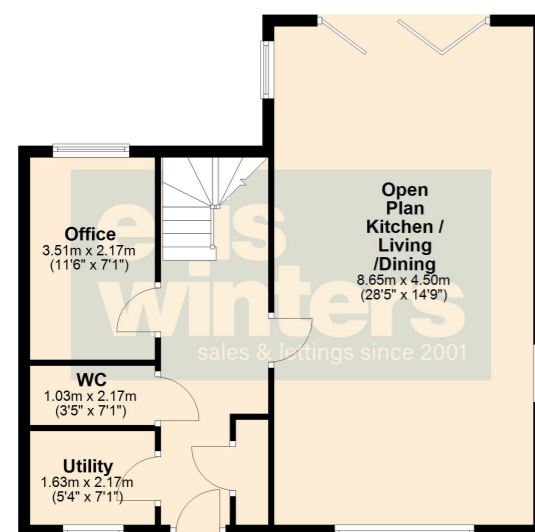
#### TENURE

Freehold

Fenland District Council Tax Band TBC  
Energy Rating TBC

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.

Ground Floor



First Floor

