

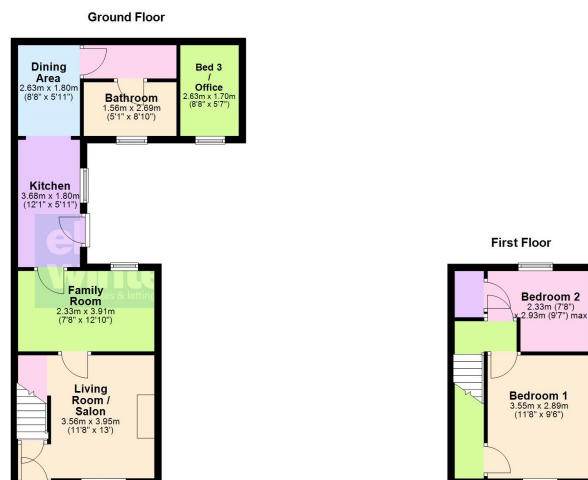
Offers In Region Of  
**£140,000**

Ingles Lane, Doddington, Cambridgeshire PE15 0TE



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

Are you ready to unleash your creativity? This deceptively spacious two-bedroom semi-detached house presents an exciting project for those looking to add their personal touch. Upon entering, you'll find a charming salon area at the front, perfect for transforming into a cozy living room. The property also boasts a family room, a kitchen with separate dining area, a bathroom, and the opportunity to create a potential third bedroom—all designed to accommodate your lifestyle needs. Venture upstairs to discover two generously sized bedrooms, providing ample space for relaxation. Outside, there is a small courtyard garden and a driveway that offers convenient parking. With a bit of updating, this home holds incredible potential for the right buyer. Don't miss your chance to make it your own!



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#### GROUND FLOOR

**Living Room / Salon**  
3.95m (13') x 3.56m (11'8")  
Window to front, fitted alcove base fitted cupboard, hair wash basin.

**Family Room**  
3.91m (12'10") x 2.33m (7'8")  
Window to rear.

**Kitchen**  
3.68m (12'1") x 1.80m (5'11")  
Wall mounted gas boiler. No fitted kitchen leaving the buyer the choice to decide, plumbing for washing machine, window to side, door out to garden.

**Dining Area**  
2.63m (8'8") x 1.80m (5'11")  
Open plan to kitchen.

**Bathroom**  
Fitted with a panelled bath, low level WC and hand wash basin, window to front.

**Bed 3 / Office**  
2.63m (8'8") x 1.70m (5'7")  
Window to front.

#### FIRST FLOOR

**Bedroom 1**  
3.55m (11'8") x 2.89m (9'6")  
Window to front. En-suite area which comprises of low level WC and hand wash basin. Currently open to bedroom.

**Bedroom 2**  
2.93m (9'7") max. x 2.33m (7'8")  
Window to rear, storage cupboard.

#### OUTSIDE

A driveway to one side provides off road parking and the courtyard garden to the rear is laid to gravel and has patio area.

#### SERVICES

Mains gas, electricity, water and drainage.  
The property has gas fired central heating.

Freehold  
Energy rating D  
Fenland District Council Tax band A

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 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)