



## 11 Lode Lane

Wicken, Ely, Cambs, CB7 5XP

**Guide Price £435,000**



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## Description

Located on the outskirts of this popular village, close to the National Trust Wicken Fen and the Popular Maids Head Pub/Restaurant, this detached bungalow offers no onward chain. The property offers 3 bedrooms, bathroom, spacious lounge, dining area, kitchen/breakfast room, utility, conservatory, double garage, carport, gated parking and good-sized gardens and with open views across countryside the front. The property is also double glazed and has Oil central heating.

## Entrance Hall

Upvc double glazed entrance door and side panel. Radiator. Coved ceiling with light point. Multi-paned door to the Living Room. Cloaks cupboard. Further large storage cupboard with shelving and hot water tank. Access to loft space. Central heating controller and thermostat.

## Living Room - 5.56m x 3.53m (18'3" x 11'7")

Double glazed bay window to the front aspect. Skirting radiator. Wood panelled ceiling with light point. Feature fireplace on a tiled hearth with a stone surround and timber mantel. Double multi-paned doors to the kitchen. Four wall light points. Feature exposed brick open arch to the dining area.

## Dining Area - 4.85m x 3.02m (15'10" x 9'11")

Double glazed windows to the front and side aspects. Skirting radiator. Wood panelled ceiling. Ceiling light point. Wall light point.

## Kitchen - 4.7m x 3.71m (15'5" x 12'2")

Range of wood fronted units at base and wall level with working surfaces over. One and a half bowl sink with mixer tap. Tiled splash areas and flooring. Double glazed window to the rear aspect. 4- Ring electric hob with canopied extractor above. Integrated dishwasher. Integrated single oven with a warmer oven below. Space for integrated microwave oven above. Integrated tall standing fridge/freezer. Tiled surface to breakfast bar which has cupboards and drawers under. Floor standing 'Worcester' oil fired boiler serving heating and hot water. Expose beams to ceiling. Spotlight. Telephone point. Exposed brick arch to the Utility area.

## Utility Area - 3.02m x 2.46m (9'11" x 8'1")

Tiled floor. Range of units at base and wall level with work surfaces over. Space for freezer. Plumbing for automatic washing machine. Tiled splash areas. Exposed beams to ceiling. Spotlights. Tall standing storage cupboard. Double glazed window to the side aspect. Part glazed door to the conservatory.

## Bedroom 1 - 3.91m x 3.86m (12'10" x 12'7")

Double glazed bay window to the front aspect. Skirting radiator. Coved ceiling with light point. Range of cupboards, drawers and wardrobes as seen.

## Bedroom 2 - 3.48m x 3.25m (11'5" x 10'8")

Double glazed window to the rear aspect. Skirting radiator. Coved ceiling with light point. Range of wardrobes and over-bed cupboards as seen.

**Bedroom 3** - 2.92m x 2.57m (9'7" x 8'5")

Double glazed window to the rear aspect. Skirting radiator. Coved ceiling with light point.

**Bathroom** - 2.44m x 2.16m (8'0" x 7'1")

Double glazed window to the side aspect. Pedestal wash basin. Low level WC. Bidet. Fully tiled walls. Coved ceiling with two light points. Radiator. Panelled bath with mixer tap and shower attachment. Heated towel rail.

**Conservatory** - 4.42m x 3.51m (14'6" x 11'6")

Upvc and brick construction with a vaulted ceiling and double-glazed windows to three sides, single door to the side aspect and double doors to the rear. Tiled wall. Fusebox and 2 wall light points.

**Outside**

The frontage has double gates leading to a driveway providing off road parking. There is a carport to the side with an electric door leading to the detached double garage at the rear. The good-sized front garden is laid mainly to lawn with mature bedding and shrubs and conifer trees to the front boundary. a path leads to the covered entrance porch.

There is pedestrian access to the left-hand side of the bungalow leading through a gate to the rear. Two outside lights at front.

The rear garden is divided into an area of lawn, pathways and shingle and a good-sized pond. There are two timber garden sheds and a large Oil tank (New in 2019, with a 10-year warranty.)

The air conditioning unit sits adjacent the conservatory. Door to the double garage which measures approximately 18'4" x 17'11" and has electric up and over door, power, light and window to the side aspect.

**Property Information.**

Local Councils are Wicken Parish Council, East Cambridgeshire District Council & Cambridge County Council.....Council Tax Band is D.

The property is Freehold and approximately 1,417 sq. feet internally.

Mains water, drainage and electric are connected - Heating/hot water is Oil fired.

We are unaware of any Restrictive Covenants, Wayleaves, Easements or Rights of way.

The boiler is serviced yearly and was upgraded in 2019.

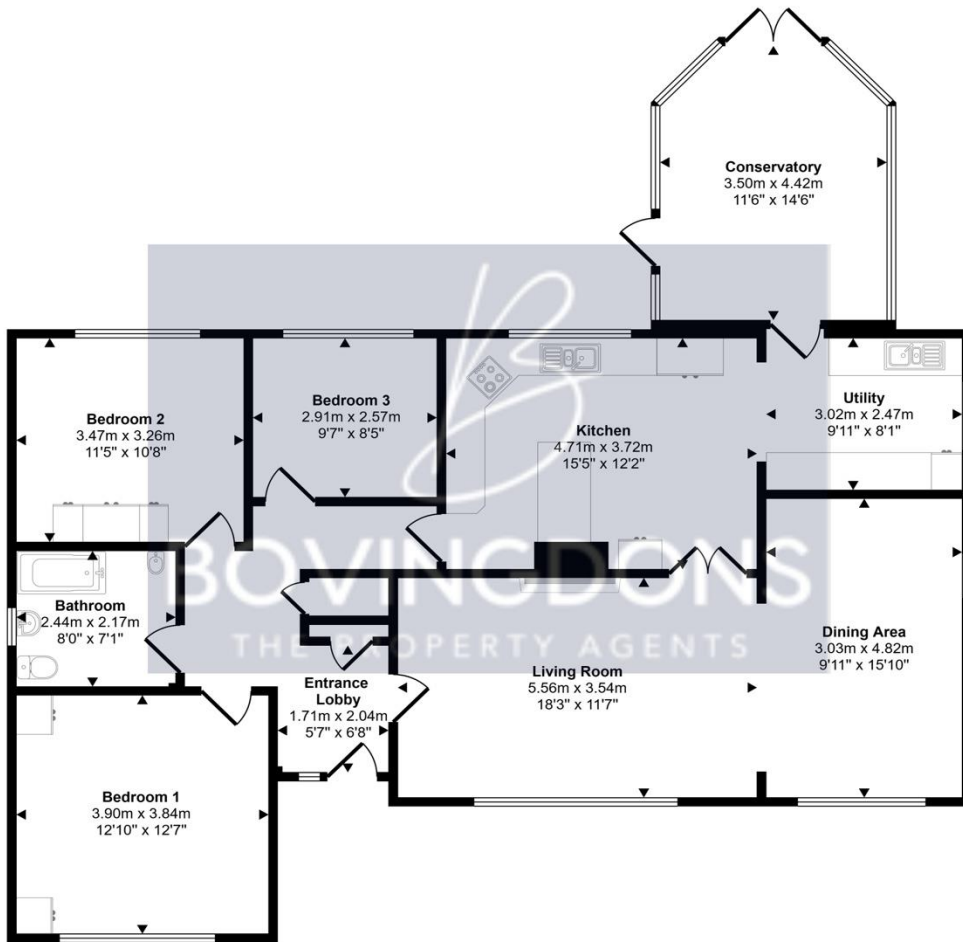
All viewings are strictly by appointment via Bovingdons.





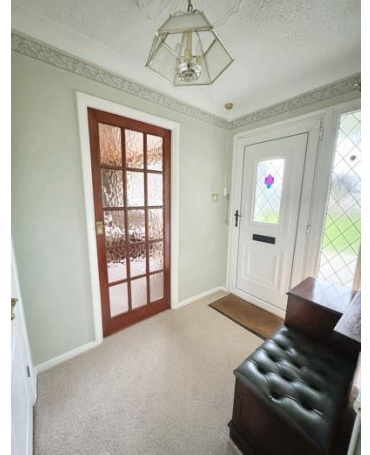
## Floor Plan

Approx Gross Internal Area  
132 sq m / 1417 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		