



## 1a Lode Lane

Wicken, Ely, Cambs, CB7 5XP

**Guide Price £350,000**





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## Description

This nicely presented detached bungalow was built approximately 5 years ago and offers 2 double bedrooms, off road parking, air sourced underfloor heating, double glazing, spacious kitchen/diner with integrated appliances and a private rear garden. the bungalow is in a semi rural location on the edge of this popular village and close to the National Trust's Wicken Fen. Viewing recommended.

## Hallway

Part glazed entrance door. Underfloor heating control. Spotlights. Mains wired fire alarm. Access to loft space with drop-down ladder. Built-in cupboard with Daikin Air sourced heat exchanger and underfloor heating controls and shelving.

## Living Room - 4.19m x 3.99m (13'9" x 13'1")

Double glazed patio doors to the rear garden and double-glazed window to the side aspect. Two ceiling light points. Underfloor heating control point. Dimmer switch. Glazed door to hall. Opening to:

## Kitchen/Diner - 4.19m x 4.11m (13'9" x 13'6")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl stainless steel sink with mixer tap. Double glazed window to the side aspect and double-glazed patio doors and side panels to the rear garden. Spotlights to ceiling. Underfloor heating control. Integrated 70/30 fridge freezer. Integrated dishwasher. Integrated electric oven. 4-Ring electric hob with splash-back and stainless-steel extractor canopy over. Utility cupboard with light and plumbing for automatic washing machine and Fuse box.

## Bedroom 1 - 3.66m x 3.1m (12'0" x 10'2")

Double glazed window to the front aspect. Underfloor heating control. Ceiling light point. Sliding pocket door to:

**Ensuite** - 2.26m x 1.27m (7'5" x 4'2")

Low level WC. Wall hung wash basin and mixer tap. Shower cubicle with rainfall shower-head. Tiled splash areas. Heated towel rail. Shaver socket. Spotlights. Double glazed window to the side aspect.

**Bedroom 2** - 3.99m x 2.39m (13'1" x 7'10")

Double glazed window to the front aspect. Underfloor heating control. Double glazed window to the front aspect. Built-in double wardrobe with sliding doors. Ceiling light point.

**Bathroom** - 2.29m x 2.24m (7'6" x 7'4")

Wall hung wash basin with mixer tap. Low level WC. Panelled bath with folding shower screen and mixer tap and shower attachment. Tiled splash areas. Heated towel rail. Extractor fan. Tiled floor. Spotlights.

**Outside**

The frontage of the bungalow has an area of lawn with a paved path to the entrance door. There is a driveway to the side providing off road parking for 2-3 vehicles. There is a personal gate into the rear garden

The rear garden is laid mainly to lawn with flower & shrub beds, timber deck and garden shed, Air source heat pump, mature hedging and timber fencing, power points and lighting.

**Property Information**

Local council is East Cambridgeshire District Council - Council Tax Band is D. The bungalow is freehold with registered title CB461022.

Flood risk is very low.

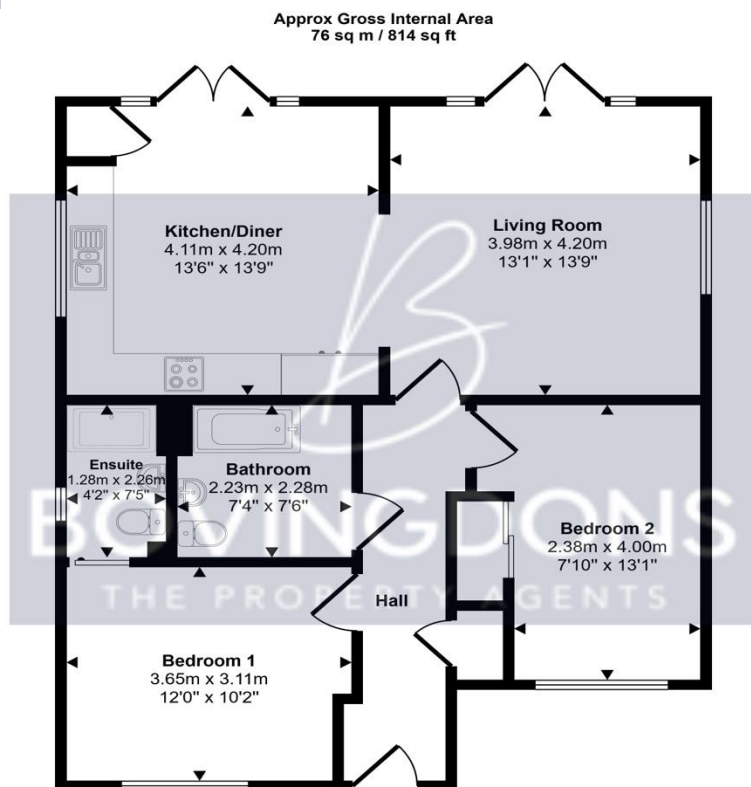
Covenants apply but there are no Wayleaves, Easements or Rights of Way. Estimated Broadband speeds are Standard 1mbps, Superfast 55mbps and Ultrafast 1000mbps







## Floor Plan



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.

## Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Viewing

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

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